BLYTHE CITY COUNCIL AND BLYTHE REDEVELOPMENT AGENCY



AGENDA MARCH 27, 2007

6:00 P.M.

Robert Crain, Mayor Charles Grotke, Vice Mayor Alfonso Hernandez, Councilman Joseph DeConinck, Councilman Beverly Mays, Councilwoman Les Nelson, City Manager Virginia Rivera, City Clerk

MEETINGS ARE HELD IN THE CITY COUNCIL CHAMBER, 235 NORTH BROADWAY, BLYTHE, CALIFORNIA

AGENDA

BLYTHE CITY COUNCIL MEETING

AND

BLYTHE REDEVELOPMENT AGENCY

MARCH 27, 2007

6:00 P.M.



CALL TO OR	DER: Mayo	r Crain
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PLEDGE OF ALLEGIANCE: by Invitation

INVOCATION: by Invitation

ROLL CALL:		
Mayor Robert Crain	City Attorney Zundel	Public Works Dir. Rodkey
Vice Mayor Charles Grotke	City Manager Nelson	Planning Director Wellman
Councilman Hernandez	Asst. City Mgr. Hull	Acting City Engineer Aaby
Councilman DeConinck	Treasurer Martin	Golf Course Supt. Lanphere
Councilwoman Mays	Finance Dir. Colbert	Fire Chief Kem
City Clerk Rivera	Police Chief Whitney	

ADDED STARTER

The City Council may add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the City Council and/or staff subsequent to the posting of the Agenda. An action adding an item to the Agenda requires a 2/3 vote of the City Council (4 of 5 Councilmembers). If less than 2/3 of the City Council is present, adding an item to the Agenda requires a unanimous vote.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, it will be removed from the consent calendar and acted upon separately.

- 1. Posting of the Agenda: The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, March 23, 2007.
- 2. Approval of the Minutes of the regular meeting of February 27th and March 13, 2007.
- 3. Approval of Warrant Register, 03/19/07, warrants numbered 44492 thru 44506 in the amount of \$1,404.03; 03/27/07, warrants numbered 44490-44491, 44507 thru 44640 in the amount of 653,611.66.
- 4. Approval of Payroll Register 03/16/07, warrants numbered 38511 thru 38558 and Direct Deposits in the amount of \$408,498.89; 03/22/07, warrants numbered 38519 thru 38567 in the amount of \$6.578.44.
- 5. Second Reading and Adoption of Ordinance No. 820-07, Amending Section 10.04.250 of the Blythe Municipal Code.

 AN ORDINANCE OF THE CITY OF BLYTHE AMENDING SECTION 10.04.250 OF THE BLYTHE MUNICIPAL CODE
- 6. Adoption of Resolution No. 07-700, Support of John Salazar as Warden of Chuckawalla Valley State Prison
 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CALIFORNIA, IN SUPPORT OF JOHN SALAZAR'S CONFIRMATION AS WARDEN OF CHUCKAWALLA VALLEY STATE PRISON

- 7. Notice of Completion, Water Production & Treatment Facility Filter System.
- 8. Police Department Monthly Activity Report for February 2007.
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval of Consent Calendar

PUBLIC HEARINGS:

- 1. Certification of Final Program Environmental Impact Report for General Plan 2025 and Adoption of General Plan 2025 and the Colorado River Corridor (Area) Plan
 - a. Staff Report
 - b. Public Hearing
 - c. Recommend Adoption of Resolution Nos. 07-698 and 07-699

 RESOLUTION NO. 07-698. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

 BLYTHE CONTAINING FACTS, FINDINGS AND STATEMENT OF OVERRIDING

 CONSIDERATIONS REGARDING THE ENVIRONMENTAL EFFECTS FROM APPROVAL

 OF CITY OF BLYTHE GENERAL PLAN 2025 AND THE COLORADO RIVER CORRIDOR

 PLAN

RESOLUTION NO. 07-699. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FACTS AND FINDINGS FOR ADOPTION OF GENERAL PLAN 2025 AND THE COLORADO RIVER CORRIDOR (ARA) PLAN

CONTINUED BUSINESS:

- 1. American Cancer Society, Donate the Fees for Banner Permit
 - a. Correspondence
 - b. Public Comment
 - c. Recommend Denial of Fee Waiver

NEW BUSINESS:

- 1. Quechan Marina
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval
- 2. Grind & Overlay of Barnard between N. Broadway and N. Main Street
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Council Authorize Change Order in estimated amount of \$120,000
- 3. Compressed Natural Gas Project Update
 - a. Staff Report
 - b. Public Comment
 - c. Information Only
- 4. PVUSD Request for Will Serve Letter
 - a. Staff Report
 - b. Public Comment
 - c. Information Only

WRITTEN COMMUNICATIONS:

- 1. Street Closure Application, Blythe Area Chamber of Commerce
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval of Street Closure
- 2. Community Recognition Day, Blythe Area Chamber of Commerce Request
 - a. Correspondence
 - b. Public Comment
 - c. Recommend Approval
- 3. Department of the Interior Notification of Pesticide Application
 - a. Correspondence
 - b. Public Comment
 - c. Receive and File
- 4. Southern California Association of Governments
 - a. Correspondence
 - b. Public Comment
 - c. Receive and File

REDEVELOPMENT AGENCY:

- 1. Approval of Minutes, February 27th and March 13, 2007 Meetings
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval
- 2. Extra Work on Commingled Plumes No. 4 and No. 5
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Authorization for Category II Work in an Amount Not to Exceed \$65,000
- 3. Adjourn

REPORTS:

- 1. City Manager's Report
 - a. Staff Report
 - b. Public Comment
 - c. Receive and File
- 2. Public Works Director's Report
 - a. Staff Report
 - b. Public Comment
 - c. Receive and File

ORAL REPORTS:

1. Oral Reports from Council and Staff

PUBLIC COMMENT:

Members of the public may address Council on items not covered in the Agenda. Speakers are asked to identify themselves and give their address. Speakers are asked to limit their remarks to 3 minutes in duration.

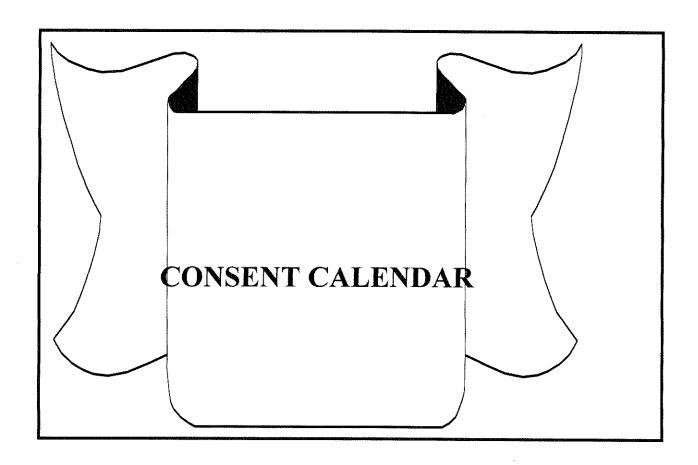
ADJOURN:

The Agenda is now available on the City's Website at http://www.cityofblythe.ca.gov

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT VIRGINIA RIVERA, CITY CLERK AT (760) 922-6161 EXT. 237. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (28 CFR 35.104 ADA TITLE II)



MINUTES FEBRUARY 27, 2007 BLYTHE CITY COUNCIL

The February 27, 2007 regular meeting of the Blythe City Council was called to order at 6:00 P.M. in the Council Chamber by Mayor Crain. Also in attendance were Councilmembers DeConinck, Hernandez and Mays. Staff attendance included: City Manager Nelson, Asst. City Manager Hull, City Clerk Rivera, Treasurer Martin, Finance Director Colbert, Police Captain Wade, Public Works Director Rodkey and Planning Director Wellman.

The Pledge of Allegiance was led by Councilman Hernandez and the Invocation was offered by Councilwoman Mays.

Vice Mayor Grotke's absent was excused by the City Council.

Consent Calendar

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, It will be removed from the Consent Calendar and acted upon separately.

- 1. Posting of the Agenda: The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, February 23, 2007.
- 2. Approval of the Minutes of the regular meeting of January 9th and January 23, 2007.
- 3. Approval of Warrant Register, 02/27/07, warrants numbered 44242 thru 44384 in the amount of \$702,493.32.
- 4. Approval of Payroll Register 02/16/07, warrants numbered 38400 thru 38448 and Direct Deposits in the amount of \$392,560.98.
- 5. Approval of Request No. 17 from RDA Revolving Fund Account.
- 6. Police Department Monthly Activity Report for January 2007.

No public comment. Councilman Hernandez moved to approve the Consent Calendar. Seconded by Councilman DeConinck. Unanimous Aye Vote. Councilwoman Mays abstained on Approval of the January 9, 2007 Minutes.

PUBLIC HEARINGS:

CONDITONAL USE PERMIT 2006-09, Romeo & Maria Ang. Planning Director Wellman reported that the applicant Romeo and Maria Ang are requesting to allow the rehabilitation and subsequent habitation of a substandard non-conforming residential units located at 12897 Date Street. As a legal non-conforming use, the four (4) existing units were allowed to remain until: 1) they were abandoned for one (1) year; or 2) one or more of the units is (was) declared unsafe or unlawful by reason of physical condition. Findings: 1.) The subject site was annexed into the City of Blythe on December 31, 1996, as a legal non-conforming use. 2.) As a legal nonconforming use, the four (4) existing units were allowed to remain until: 1) they were abandoned for one (1) vear: or, 2) one or more of the units is (was) declared unsafe or unlawful by reason of physical condition. 3.) On January 18, 2006, an inspection of the property was conducted by the Blythe Building Department, resulting in a determination that each of the four units was substandard and immediate action required. 4.) In order for the rehabilitation of three (3) of the four (4) units to take place, a Conditional Use Permit must be obtained. 5.) Issuance of the use permit will further the goals(s) of the City of Blythe General Plan to preserve and protect housing for families of low-and moderate-income. 6) Issuance of the permit will ensure that the units are rehabilitated in compliance with current building and zoning standards. 7) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. 8) The proposed is compatible with existing uses within the project vicinity. 9) The proposed project is exempt from provisions of CEQA pursuant to Section 15301 Existing Facilities of the CEQA Guidelines and a Notice of Exemption will be filed. 10) The environmental analysis for this project reflects the independent judgment of the City of Blythe. Planning Director Wellman said that Robert Means, Agent for the project is in the audience to answer questions. Mayor Crain opened the Public Hearing. No comment. Mayor Crain closed the Public Hearing. Councilman DeConinck asked if each unit would have a separate water meter. Councilwoman Mays asked (for clarification) that all 4 units are declared substandard, 3 of the 4 will be rehabilitated, the fourth converted to a parking area. Councilman Hernandez asked if the parking would be covered and would the units remain as "Affordable" Housing. Mayor Crain asked about the "covered roof" ratio for the lot size about zoning.

Councilman Hernandez moved for the adoption of Resolution No. 07-694 with Exhibit A. Seconded by Councilman DeConinck. Unanimous Aye vote. Absent: Vice Mayor Grotke.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A NOTICE OF EXEMPTION FOR CONDITIONAL USE PERMIT 2006-09

Councilman Hernandez moved for the adoption of Resolution No. 07-695 with Conditions of Approval. Seconded by Councilman DeConinck. Unanimous Aye vote. Absent: Vice Mayor Grotke. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS AND CONDITIONS IN SUPPORT OF APPROVING CONDITIONAL USE PERMIT 2006-09 ALLOW THE REHABILITATION AND SUBSEQUENT HABITATION OF SUBSTANDARD NON-CONFORMING RESIDENTIAL UNITS

NEW BUSINESS:

POTENTIAL SAFETY REPAIRS AT RECREATION CENTER. As reported to Council at the meeting of February 13, 2007, the City Manger authorized work at the Blythe Recreation Center, including the removal and replacement of the very old (at least 25 years) fluorescent light fixtures. The City Manager approved the removal and replacement per the Johnson Electric bid proposal of \$10,125. This amount exceeds the City Manager's Administrative authority by \$125, but was deemed necessary and appropriate because of potential safety concerns. No public Comment.

Councilman DeConinck moved to ratify the \$10,125 expenditure authorized by the City Manager with Johnson Electric for the removal and replacement of light fixtures at the Blythe Recreation Center. Seconded by Councilwoman Mays. Unanimous Aye vote. Absent: Vice Mayor Grotke.

WRITTEN COMMUNICATINS:

BLYTHE AREA CHAMBER OF COMMERCE, Donate the Rental Fees for the Community Center. City Manager Nelson reported that the City of Blythe received correspondence from Blythe Area Chamber of Commerce requesting the Council to donate the rental fee for the Community Center for the Annual Winter Visitor Appreciation Dinner on March 7, 2007. No public comment.

Councilman DeConinck moved that the City Council donate the Community Center rental fee for Annual Winter Visitor Appreciation Dinner on March 7, 2007. Seconded by Councilman Hernandez. Unanimous Aye vote. Absent: Vice Mayor Grotke.

REDEVELOPMENT AGENCY:

The Council meeting was recessed and the Council went into the Redevelopment Agency meeting.

ORAL REPORTS:

ORAL REPORTS FROM COUNCIL AND STAFF. Police Captain Wade submitted the draft summary of the traffic survey for Council's information. Captain Wade also reported that 3 recruits have graduated from Police Academy.

City Manager Nelson gave a brief update on the funeral services for a member of staff's family.

Mayor Crain authorized the closure of City Hall on Friday, March 2, 2007 from 10:00 to 12:00 noon so staff could attend the funeral service.

PUBLIC COMMENT:

(SEAL)

Quenton Hanson, 830 Oleander, indicated to Council/staff that he had provided the City's budget to MWD representatives for a school project.

ADJOURN: The Council adjourned at 6:55 p.m.	
ATTEST:	Robert A. Crain, Mayor
Virginia Rivera, City Clark	

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MINUTES MARCH 13, 2007 BLYTHE CITY COUNCIL

The March 13, 2007 regular meeting of the Blythe City Council was called to order at 6:00 P.M. in the Council Chamber by Mayor Crain. Also in attendance were Vice Mayor Grotke, Councilmembers DeConinck, Hernandez and Mays. Staff attendance included: City Manager Nelson, City Attorney Zundel, City Clerk Rivera, Finance Director Colbert, Personal Manager Whitney, Police Chief Whitney, Asst. Public Works Director Nelson and Planning Director Wellman.

The Pledge of Allegiance was led by Councilman Grotke and the Invocation was offered by Councilwoman Mays.

CERMONIAL:

RECOGNITION OF FORMER PLANNING COMMISSIONER DALE REYNOLDS. On behalf of the City Council, Mayor Crain presented a plaque to former Planning Commissioner Dale Reynolds. Dale Reynolds thanked Council and staff for their help and support.

Consent Calendar

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, It will be removed from the Consent Calendar and acted upon separately.

- 1. Posting of the Agenda: The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, March 9, 2007.
- 2. Approval of the Minutes of the regular meeting of February 13, 2007.
- 3. Approval of Warrant Register, 03/13/07, warrants numbered 44385 thru 44489 in the amount of \$623,846.16.
- 4. Approval of Payroll Register 03/02/07, warrants numbered 38449 thru 38496 and Direct Deposits in the amount of \$406,214.07; 03/05/07, warrants numbered 38497 thru 38510 and Direct Deposits in the amount of \$30,877.56.
- 5. Adoption of Resolution No. 07-696, City Manager Administrative Authority.

 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE ESTABLISHING THE CITY MANAGER 'S FINANCIAL ADMINISTRATIVE AUTHORITY AT \$15,000.
- Approval of Request No. 18 from RDA Revolving Fund Account.
- Development Services Department Building Permits Issued for February 2007.

No public comment. Councilman DeConinck moved to approve the Consent Calendar. Seconded by Councilman Hernandez. Unanimous Aye Vote.

PUBLIC COMMENT:

Teri (Brugh) Moore, 10966 Coconino Drive, address the Council with concerns regarding the Palo Verde Unified School District pool, and her belief that a joint venture should consolidate resources and build a Community Aquatic Center.

ORDINANCES:

ORDINANCE NO. 820-07, Amending Section 10.04.250 of the Blythe Municipal Code. Police Chief Whitney reported that the Blythe Police Department and other law enforcement agencies must have a current traffic survey, on file for any area in which they wish to use radar enforcement. The speed zone engineering and traffic survey currently on file for City streets that was performed in 2000 has expired, and does not include key annexed areas within the City limits. In February of 2007, the Blythe Police Department contracted with Counts Unlimited to conduct a speed zone engineering and traffic survey within the City limits. No public comment. Council went into a lengthy discussion, with questions about various locations.

By unanimous vote Council approved moving Ordinance No. 820-07 to its second reading. AN ORDINANCE OF THE CITY OF BLYTHE AMENDING SECTION 10.04.250 OF THE BLYTHE MUNICIPAL CODE

NEW BUSINESS:

RESOLUTION NO. 07-697, Employer's Contribution under Public Employees' Medical & Hospital Care Act. Personal Manager Whitney reported that Government Code Section 22857 provides that a contracting agency will fix the amount of the employer's contribution for employees and the employer's

contribution for annuitants at different amounts provided that the monthly contribution for annuitants increases annually by an amount not less than five percent (5%) of the monthly contribution for employees. This contribution for retirees will continue to increase annually until said amount is equal to that contributed for current employees. Currently the City contributes \$314.90 per month toward medical benefits for annuitants. With the adoption of this Resolution, this amount will continue to increase at the annual rate of \$34.75 until it has reached the amount paid for current employees (\$695). No public comment.

Councilman Hernandez moved for the adoption of Resolution No. 07-697. Seconded by Councilwoman Mays. Unanimous Aye vote.

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

NEW BUSINESS:

REQUEST FOR AUTHORIZATION TO NEGOTIATE FOR PREPARATION OF QUECHAN MARINA MASTER PLAN. Planning Director Wellman reported that the City of Blythe issued a Request for Qualifications on January 22, 2007 for preparation of a Master Plan for the Quechan Marina. Staff received four qualified responses from the following: Project Design Consultants, USR, Harvey Meyerhof Consulting Group and Hogle-Ireland, Inc. Assistant City Manager Hull and Planning Director Wellman evaluated the four submittals and numerically ranked them. The results of the evaluation sheets indicate that although all firms are deemed qualified and responsive, two of the four clearly had 1) a better understanding of the project; and 2) a better understanding of the needs of the City and community as they relate to Quechan Marina. Subsequent to staff's evaluation cost information was requested of USR and Harvey Meyerhof Consulting Group (HMCG) for: 1) preparation of the Master Plan; and 2:) preparation of an appropriate environmental document. The cost estimate for USR -\$199,850 plus reimbursables; Harvey Meyerhof Consulting Group - \$170,000 plus reimbursables. No public comment.

Vice Mayor Grotke moved to authorize staff to negotiate with USR and HMCG in an effort to reduce the overall project costs through "value engineering" and possible staff level assistance/participation. Subsequent to those discussions, staff will bring a recommendation back to Council for possible action on the Quechan Marina Master Plan project. Seconded by Councilman Hernandez. Unanimous Aye vote.

DESERT STORM (OFF ROAD) RALLY. City Manager Nelson reported that Desert Storm (Off Road) rally organizational activities prior to and after the actual races will be held in the City. The rally (race) will be held in Arizona. City staff has supported coordination of staging, starting, routes through town to the desert and Community Center. Law enforcement and Public Works input was included in arranging those plans. Staff is looking to Council for members who might be available to assist in the official representation requested in Blythe. No public comment. Councilmembers Hernandez and Grotke will participate on Friday and Councilmember DeConinck will participate on Saturday. Received and file.

WRITTEN COMMUNICATIONS:

DONATE THE RENTAL FEES FOR THE COMMUNITY CENTER. City Manager Nelson reported that the City of Blythe received correspondence from Potter's House requesting the Council to donate the rental fee for the Community Center for March 18th and March 19, 2007 for their Healing Crusade. The Council's policy states applicants are eligible for "donation" consideration one time per quarter, not one time covering multiple days. No public comment.

Vice Mayor Grotke moved that the City donate the Community Center rental fee for Healing Crusade with the following recommendations: 1.) Donate the \$170 rental fee for March 18th. 2.) Donate the labor charge (\$224) for March 18th. 3.) Require the refundable Cleaning Deposit of \$125, that will cover both March 18th and March 19th. 4.) Require the full \$170 rental for March 19th. 5.) Require the full labor charge (\$224) for March 19th. Seconded by Councilman Hernandez. Unanimous Aye vote.

RECRUITMENT OF CANDIDATES FOR 2007-08 RIVERSIDE COUNTY GRAND JURY. City Manager reported that the City of Blythe received correspondence from Riverside County Grand Jury asking for help in the Recruitment of Candidates for the 2007-08 Riverside County Grand Jury. No public comment. Received and file.

REDEVELOPMENT AGENCY:

The Council meeting was recessed and the Council went into the Redevelopment Agency meeting.

REPORTS:

CITY MANAGER'S REPORT. As reported in the State of the City Address, the owners of Blythe Energy No. 1 have just concluded negotiations with Southern California Edison (SCE) on a 10 year power

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purchase deal selling SCE 500 MWs that must be delivered by August 2010. Supposedly the deal includes an option for a 10 year extension. The owners of Blythe Energy No. 1, Florida Power and Light (FPL) Corporation, per the deal terms must construct 67 miles of transmission line (with heavy late fees) before the power can be delivered. For Blythe the relevance of the deal relates to how the State factors revenue into the plant's assessed valuation.

As it relates to Blythe Energy No. 2, SCE was suppose to award contracts pursuant to their call for 1,500 MWs of new power in February/March 2007. Blythe Energy No. 2 is on the short list for consideration, but the SCE contract awards have been pushed back until early 2008. What it means is that the fate of Blythe Energy No. 2 will likely not be known until early 2008.

The representative from Gladstein, Neandross & Associates LLC (GNA), Mr. Bob Coale, toured the Blythe area on Wednesday, February 28th, with City staff looking at potential site options for the proposed CNG fueling station. According to staff, Mr. Coale's preferred site is the RV dump station at Miller Park. Regarding the dump station, it is being relocated to the City's Waste Water Treatment Plant. The project's preliminary engineering work is done, three 10,000 gallon septic tanks have been ordered, and staff is working on the pay gate. Both projects have end of the calendar year timelines. Staff will try to accelerate the dump station relocation as much as possible, but there is concern at this early juncture about sequencing both projects, especially at the Miller Park site.

Miscellaneous . . . at the Community Outlook Conference, the official count at lunch was 282, the most confirmed participants anyone can remember . . . the Gateway Pocket Park sign has been ordered and delivery will take between four to eight weeks . . . it is reported that the Palo Verde High School pool will be permanently shut-down almost immediately, leaving the City without a pool adequate to handle its summer swim programs . . . City submitted a Federal Appropriation Request through Congresswoman Bono's office for \$500,000 for Water System Improvements in the East Blythe area . . . Granite Construction is schedule to resume its grind and overlay of South Lovekin Blvd. and Chanslorway the week of April 1st. No public comment. Received and file.

ORAL REPORTS:

ORAL REPORTS FROM COUNCIL AND STAFF. Councilwoman Mays attended CVAG's Energy and Environment Committee Meeting on March 8^{th} and volunteered to participate in the Ad Hoc Committee Energy Conservation subcommittee.

Councilman Hernandez said he attended the Street Festival and thanked Blythe Area Chamber of Commerce for putting this event on and Blythe Police Department for giving out bicycle helmets.

Vice Mayor Grotke thanked Palo Verde Valley Transit for providing buses for the tour during Community Outlook Conference.

Mayor Crain reported that Gold Star Parents (group whose children were in the military and were killed in action) stopped in Blythe last Saturday. They took a City of Blythe U.S. flag to Washington, D.C.

EXECUTIVE SESSION:

REAL ESTATE NEGOTIATIONS, pursuant to Government Code Section 54956.8, 3 Cases: Palo Verde College, 145 N. Spring Street; Blythe Airport; County Fire Station No. 43.

PENDING LITIGATION, pursuant to Government Code Section 54956.9, Blythe Citizens for Smart Growth and MEMOS vs. City of Blythe.

PUBLIC COMMENT: ADJOURN: The Council adjourned at 8:05 p.m.	
ATTEST:	Robert A. Crain, Mayor
Virginia Rivera, City Clerk (S E A L)	

ORDINANCE NO. 820-07

AN ORDINANCE OF THE CITY OF BLYTHE AMENDING SECTION 10.04.250 OF THE BLYTHE MUNICIPAL CODE

The City Council of the City of Blythe ordains as follows:

Section 1: Section 10.04.250 of the Blythe Municipal Code is amended to read as follows:

Section 16. Establishment/Increasing/Decreasing of State Speed Limit in Certain Zones.

It is hereby determined upon the basis of an engineering and traffic survey that the speed permitted by state law upon the following streets is necessary for the safe operation of vehicles thereon by reason of the designation and sign posting of said streets and through highways and by reason of widely spaced intersections, and it is hereby declared that the prima facie speed limit shall be as hereinafter set forth on these streets or parts of streets herein described when signs are erected giving notice thereof:

Name of Street or Portion Affected:	Declared Prima Facie Speed Limit(MPH)
14 th Avenue from West City Limits to Broadway	35
14 th Avenue from Broadway to Seventh Street	35
14 th Avenue from Seventh Street to Cottonwood Lane	40
14 th Avenue from Cottonwood Lane to Intake Blvd	40
Barnard St. from Lovekin Blvd to Tesoro	30
Broadway from South City Limits to Hobsonway	40
Broadway from Hobsonway to Juniper Trail	35
Broadway from Juniper Trail to 10 th Avenue	40
Chanslorway from West City Limits to Lovekin Blvd	35
Chanslorway from Lovekin Blvd to Earle Street	35
Chanslorway from Earle Street to Intake Blvd	45
Dekema Street from Main to Seventh Street	35
Donlon Street from Main to Seventh Street	35

Eucalyptus Street from Chanslorway to Montezuma Street	30
Fifth Street from Hobsonway to Chanslorway	30
Hobsonway from Defrain Boulevard to "C" Canal	45
Hobsonway from "C" Canal to Lovekin Blvd	35
Hobsonway from Lovekin Blvd to Ninth Street	30
Hobsonway from Ninth Street to Intake Blvd	35
Lovekin Blvd from South City Limits to Hobsonway	30
Lovekin Blvd from Hobsonway to Chanslorway	35
Lovekin Blvd from Chanslorway to Seville Lane	35
Lovekin Blvd from Seville Lane to 10 th Avenue	45
Lovekin Blvd from 10 th Avenue to 8 th Avenue	55
Main Street from 14 th Avenue to Hobsonway	35
Main Street from Hobsonway to Chanslorway	35
Riviera Drive from Donlon to 100' S. of 14600	35
Seventh Street from South City Limits to Hobsonway	35
Seventh Street from Hobsonway to 11 th Avenue	35
Third Street from 14 th Avenue to Donlon	25
Wells Road from Defrain Blvd to 4 th Avenue	40

SECTION 2. CEQA. The passage of this ordinance is not a project nor will it have a significant impact on the environment.

SECTION3, Savings Clause. Neither the adoption of this ordinance nor the repeal of any other ordinance of this City shall in any matter affect the prosecution for violations of the ordinances, which violations were committed prior to the effective date hereof, nor be construed as a waiver of any license or penalty or the penal provisions application to any violation thereof. The provisions of the ordinance, insofar as they are substantially the same as ordinance provisions previously adopted by the city relating to the same subject matter, shall be construed as restatements and continuations, and not as new enactments.

SECTION 4. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and circulated in the City of Blythe. This Ordinance shall take effect and be in force 30 days after its final passage.

PASSED, APPROVED, AND ADOPTED this 27th day of March 2007, by the following called vote, to wit:

AYES: NOES: ABSENT:	
ATTEST:	Mayor Robert A. Crain
Virginia Rivera, City Clerk	
(SEAL)	
APPROVED AS TO FORM:	
J. Scott Zundel, City Attorney	

RESOLUTION NO. 07-700

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CALIFORNIA, IN SUPPORT OF JOHN SALAZAR'S CONFIRMATION AS WARDEN OF CHUCKAWALLA VALLEY STATE PRISON

WHEREAS, Mr. Salazar has been serving as the Acting Warden of Chuckawalla Valley and Centinela State Prisons for the last two years; and

WHEREAS, Mr. Salazar has served with distinction in various capacities in his 23 year career with the State of California Department of Corrections System; and

WHEREAS, Mr. Salazar has represented the State of California, the California Department of Corrections and the Blythe Area in an intelligent and professional manner since he has been in Blythe; and

WHEREAS, Mr. Salazar has been proactive in community affairs here in Blythe and has encouraged his staff to do the same; and

WHEREAS, Mr. Salazar has through his professionalism served as a role model for correctional officers and youth in the community; and

WHEREAS, Mr. Salazar is of high integrity, good character, well regarded, and cooperative in his interactions with other law enforcement agencies.

NOW, THEREFORE, BE IT RESOLVED, that we the City Council of the City of Blythe, California, support the confirmation of Mr. John Salazar as Warden of Chuckawalla Valley State Prison.

PASSED, APPROVED AND ADOPTED this 27th day of March 2007.

Mayor Robert A. Crain	Vice Mayor Charles Grotke
Councilman Alfonso Hernandez	Councilman Joseph DeConinck
ATTEST:	Councilwoman Beverly Mays
Virginia Rivera, City Clerk	
(SEAL)	

City Clerk City of Blythe 235 North Broadway Blythe, Ca 92225 SPACE ABOVE FOR RECORDERS USE ONLY	RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:	
	City of Blythe 235 North Broadway	SPACE ABOVE FOR RECORDERS USE ONLY

Dijt	TO, OU OZZZZO	SPACE ABOVE FOR RECORDERS USE ONLY
		EXEMPT RECORDING FEE § 27383
Notic	e is hereby given that:	NOTICE OF COMPLETION
1.		officer of the owner of the interest or estate below in the property hereinafter described:
2.	The full name of the owner is: City o	f Dhaba
3.		
		North Broadway Blythe, California 92225
4.	The nature of the interest or estate is in	fee (If other than fee, strike "In Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")
5.	The full names and full addresses of all	persons, if any who hold title with the undersigned as joint tenants in common are:
	Names	Addresses
	None	, and social section of the section
6.		hereinafter described was completed on March 22, 2007. The work was:
		(Phase I) for the City of Blythe Water Production & Treatment Facility
7.	The name of the contractor, if any, for s	such work of improvement was:
	Pureflow Filtration Division	
8.	The property on which said work of imp Riverside, State of California, and is de	provement was completed is in the City of Blythe, California, County of sscribed as follows:
	SECTION 28, TOWNSHIP 6 SOUTH, MAP SHOWING 40 ACRE SUBDIVISK IN BOOK 6, PAGE 59 OF MAPS, REC	600.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN BY "SECOND ON OF PORTION OF LANDS OF PALO VERDE LAND AND WATER COMPANY" ON FILE ORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID PROPERTY IS ALSO KNOWN AS CLORWAY WATER PRODUCTION AND TREATMENT FACILITY.
	OFFICIAL RECORD AS ON FILE AND DOCUMENT NO. 2003-200145. SAID	RECORDED WITH THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS LOT IS COMPRISED OF 9.1 ACRES.
9.	The street address of said property is:	554 Ranchette Road
		(if no street address has been officially assigned, insert "none")
		Ву:
	Attest: City Clerk	Robert Crain, Mayor City of Blythe
		VERIFICATION
I, the compl	undersigned, say: I am the Mayor of the Ci letion and know the contents therof; the sa	ty of Blythe the Declarant of the foregoing notice of completion; I have read said notice of me of my own knowledge.
l decla	are under the penalty of perjury that the for	going is true and correct.
Execu	ited on	,2006, at Blythe, California

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

Blythe Police Department Monthly Activity Report February 2007

ACTIVITY	TOTAL	YTD
Police Officer Activity Animal Control Activity Ambulance Dispatch` Air Ambulance Dispatch Fire Dispatch	1,807 173 201 25 17	3,585 282 407 43 30
Total Calls for Service	2,223	4,347
Traffic Accidents Hit and Run Injury Traffic Accidents Number of persons injured	24 3 3 4	57 13 9 11
Arrests Adults Arrested Juveniles Arrested Warrant Arrests	85 76 9 3	156 138 18 13
Citations Traffic Harbor & Navigation Parking Municipal Code	94 77 0 17 0	165 134 0 29 2
9-1-1 Calls	516	1233
Department Miles	18440	40886
Department Hours	6773.75	6773.75
Regular Hours Workers Compensation Time Vacation Time Holiday Time Sick Time Overtime Training Other	6057 -0- 232 96 200 639.42 634 32	12018.50 -0- 284 272 359 1451.67 2161.30

February 2007

Sat	n	10	Little League Opeing Ceremonies Explorer Color Guard Presented Colors PAL Soccer	24	
Ŧ	7	6	16 Helmet Give-away- 3	23	
Thu		&	15 Helmet Give-away- 2	. 22	
Wed		7	14 Helmet Give-away- 1	21	28
an Line		Q	13 Helmet Give-away- 3	20 Car Seat Installation	27
Mon		5	12 Helmet Give-away. 3		26
Sim		4			25

Code Section Tally from 2/1/2007 to 2/28/2007

 Code Section	Description	Number of Occurences
10851(A) VC	TAKE VEHICLE W/O OWNER'S CONSENT/VEH	2
10852 VC	Injuring/tampering w/vehicle or contents	1
11357(A) HS	Possession concentrated cannabis	1
11357(B) HS	Poss marijuana (less than 1oz.)	1
11550 HS	UNDER INFLUENCE CONTROLLED SUBSTAN	4
11550(A) HS	Under influence/addict	3
11590 HS	Narcotic Offender Required to Register	6
12500(A) VC	Unlicensed driver	6
14601.1(A) VC	DRIVERS LICENSE SUSPENDED OR REVOKE	2
14601.2(A) VC	DRIVE WHILE LICENSE SUSPENDED FOR DU	2
166.4 PC	Disobey court order/process	1
20002 VC	Hit and run	2
20002(A) VC	Hit and run,property	1
21201(D)(1) VC	Bicycle w/o light during hrs of darkness	1
21453A VC	Stop for red signal	2
21453C VC	Movement prohibited by red arrow signal	1
21650 VC	Driving left of center	1
21703 VC	Following too closely	1
21751 VC	Passing without sufficient clearance	1
21752(D) VC	DRIVING LEFT OF CENTER/TRAV INTERSECT	1
21755 VC	Passing on right	1
21801A VC	Left turns yield	1
21802A VC	After stop/yield to through traffic	1
21950A VC	Yield to pedestrian within crosswalk	2
21952 VC	Yield to pedestrian on sidewalk	1
22106 VC	Unsafe starting or backing	1
22107 VC	Unsafe turning movement or w/out signal	1
22349(B) VC	EXCESSIVE SPEED 55 mph ZONE	3
22350 VC	Unsafe speed	13
22356(B) VC	SPEED IN EXCESS OF 70 MPH	1
22406(A) VC	Speed limit: motor truck/truck tractor	2
22450(A) VC	FAILURE TO STOP AT LIMIT LINE	16
22500 (L) VC	Parked Blocking Sidewalk Wheelchair Acc.	2
22500F VC	Parked on a sidewalk	1

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Code Section Tally from 2/1/2007 to 2/28/2007

 Code Section	Description	Number of Occurences
 22500H VC	Double parking	2
22502(A) VC	Park parallel/rt tires w/in 18" of curb	4
22507.8(A) VC	Restricted Parking/physical handicap	7
22507.8(C)(1) VC	PARK/BOUNDARIES OF HANDICAPPED PKG (1
22514 VC	Unattended parked w/i 15ft fire hydrant	1
22651(K) VC	Abated Vehicle	1
22651(O) VC	Storage/Expired Registration	1
22669(A) VC	REMOVAL OF ABANDONED VEH BY POLICE (1
23103(A) VC	Reckless driving	1
23152(A) VC	DUI alcohol and/or drugs	3
242 PC	Battery	14
24252A VC	Maintain lighting devices in good repair	4
243(A) PC	BATTERY; ON PERSON	1
243(C) PC	BATTERY ON PO/EMER PERS/W/INJURY/ETC	2
243(E)(1) PC	BATTERY ON NONCOHIBITATING FORMER S	7
245(A)(1) PC	Assault with a deadly weapon/GBI likely	1
246 PC	Shooting at dwelling/building or vehicle	1
261 PC	RAPE DEFINED/ NOT SPECIFIED	1
261.5(A) PC	UNLAWFUL SEX W/MINOR UNDER 18 YOA	1
26708(A)(1) VC	Obstructed view	1
27007 VC	Outside speakers	1
273.5 PC	Corporal Injury/Spouse	1
273.5(A) PC	Inflict injury on spouse	4
273.6 PC	Fail to obey restraining order	1
273.6(A) PC	Violate court order preventing domestic	3
27315(D)(1) VC	Seat belts priv pass veh,4 yrs and over	10
27360(A) VC	CHILD PASSENGER RESTRAINT SYSTEM	1
273A(A) PC	Child Cruelty/Endangerment/fel	1
314.1 PC	IND EXP/EXP IN INH. DWELG W/O CONSENT	1
368(D) PC	Fiduciary Abuse of Elder	1
4000(A)(1) VC	Unregistered vehicle	6
4140 BP	POSSESS HYPODERMIC NEEDLE/SYRINGE	1
415(1) PC	Fight/challenge fight pub plc	6
417(A)(1) PC	Exhibit deadly weapon other than firearm	1

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Code Section Tally from 2/1/2007 to 2/28/2007

Code Section	Description	Number of Occurences
422 PC	Terrorist threats	1
451 PC	Arson	1
459 PC	Burglary	9
476 PC	Fictitious checks	1
484G PC	THEFT BY USE OF ACCESS CARD	1
487(A) PC	GRAND THEFT/PROP EXCEEDING \$400	1
488 PC	Petty theft	24
490.5 PC	Petty theft/retail merchandise	5
503/F PC	Embezzlement	1
5150 WI	Psychiatric Detention	9
5201 VC	License plates	1
530.5(A) PC	USE OTHERS ID TO OBTAIN MONEY/CREDIT	6
594(2)(A) PC	vandalism less than \$400	13
594(A)(1) PC	Vandalism, defacing w/paint, liquid	7
594(A)(2)PC	Vandalism/damage real/personal property	2
594(B) PC	Vandalism (less than \$400.00)	8
594(B)(1) PC	Vandalism (\$400 or more)	2
6.16.030(A) BMC	DOGS AT LARGE (LOOSE)	27
6.16.040(A) BMC	NOISE DISTURBANCE BY ANIMALS	7
601/R WI	*Runaway	18
602 PC	Trespass	2
602(O) PC	Trespass/closed lands	1
602.5 PC	Enter dwelling unlawfully	1
626.10(A) PC	Poss knives etc at school or college	1
647(F) PC	Under influence	9
647(H) PC	LOITER, PROWL ON PRIVATE PROPERTY	2
653M PC	Annoying telephone calls	5
664/459 PC	Attempt burglary-not specified	2
664/487 PC	Attempted grand theft	1
666 PC	Petty theft w/prior	1
9.72.030 BMC	LOITERING PUBLIC PLACE (CURFEW)UND 18	2
ACC/NR	Accident: no report filed	10
ACI	Injury Accident	2
 ACIB	ACCIDENT-INJURY/NO CITATION/BICYCLE	1

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Code Section Tally from 2/1/2007 to 2/28/2007

	Code Section	Description	Number of Occurences
***************************************	ACN	Non-Injury Accident	7
	ACS	SPECIAL ACCIDENT	1
	ADM	Administrative Detail	24
	AIR	AIR AMBULANCE/ CC GROUND TRANSPORT	25
	ALC	Commercial Alarm	11
	ALF	ALARM/FIRE	1
	ALR	Residential Alarm	7
	AN1	DEAD DOG	1
	AN2	DEAD CAT	18
	AN3	OTHER DEAD ANIMAL	3
	ANA	DOG BITE/SCRATCH	9
	ANC	Cat Pick Up	14
	AND	Dog Pick Up	8
	ANE	OTHER ANIMAL P/U	2
	ANF	Animal Case Work	70
	ANW	ANIMAL VIOLATION WARNING	1
	AOD	ASSISTING OTHER AGENCIES	33
	ASC	Citizen Assist	1
	ATC	Attempt to Contact	3
	ATL	Attempt to Locate	8
	ВС	BAR CHECK	19
	СНО	CIVIL HARASSMENT ORDER	1
	CIV	Civil Problem/Standby/etc.	77
	СРО	CRIMINAL PROTECTIVE ORDER (136.2(G) PC	1
	CWP	Concealed Weapon Permit	1
	FD	FLAG DOWN	18
	FIR	FIRE DEPT DISPATCH	17
	FU	Follow-up Casework	109
	HAZ	Street or traffic equipment hazard	17
	IND/OJI	INDUSTRIAL/ON JOB INJURY	1
	INF	Information Report	65
	JUV	Juvenile Problem	54
	LOI	Loitering Complaint	1
	LOST/STOL PROP	LOST OR STOLEN PROPERTY	6

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Code Section Tally from 2/1/2007 to 2/28/2007

Code Section	Description	Number of Occurences
MD	MEDICAL AID	201
MIS	Missing Person Investigation	3
OD	OPEN DOOR	1
PC	PROPERTY CHECK	372
PD	PEDESTRIAN CHECK	54
PRF	Found Property	18
PRL	Lost Property	3
PS	PUBLIC/COMMUNITY SERVICE	40
RD TG	RED TAG VEH/72 HR REMOVAL WARNING	10
SUS	Suspicious person/vehicle/circumstance	199
T	TRAFFIC STOPS	9
TA	TRAVELERS AID	1
TRO	Temporary Restraining Order	14
TW	Traffic stop-Warning	104
VC	VEHICLE CHECK	51
VEH REPO	VEHICLE REPOSSESSION	3
VERB	verbal/noise disturbance	106
WAR	Warrant service	24
WC	WELFARE CHECK	16
WS	ATT/WARRANT SERVICE	2
Z No Code Section		1
GRAND TOTAL		2,223

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Arrests by Date from 2/ 1/2007 to 2/28/2007

Officers: All Level: Felony, Misdemeanor, Other Code Sec:

INCIDENT	DATE	Ħ	OFFENSE	DESCRIPTION	LVLDEFENDANT	LOCATION	OFFICER
070201052	02/01/2007	19:01	FTA	*Failure to appear	M REID, RONALD CLIFFORD JR	191 S LOVEKIN	X096
070201059	02/01/2007	21:13	11550 HS	UNDER INFLUENCE CONTROLLED (M HERNANDEZ, RAMON GERALDO	536 N 6TH ST.	X150
			11364 HS	Poss of paraphernalia	∑		
070202006	02/02/2007	01:28	182(A)(1) PC	CONSPIRACY: COMMIT CRIME	F MENDOZA, FELIPE LOPEZ JR	400 BLK S 5TH ST	X150
070202053	02/02/2007	16:00		DUI alcohol and/or drugs	M CHAVEZ, RAMIRO JACINTO	840 E HOBSONWAY	X132
			148(A) PC	Resist/delay/obstruct peace officer	Σ		!
070202061	02/02/2007	16:30	11550(A) HS	Under influence/addict	M CASTRO, SUSANNA	300 BLK S COMMERCIAL	X155
070202067	02/02/2007	17:31	12500(A) VC	Unlicensed driver	M RAMIREZ, SELIA	100 BLK N BROADWAY	X138
070202074	02/02/2007	18:23		Under influence/addict	M HOOVER, JEFFREY WAYNE	12550 DATE RD	X157
070202074	02/02/2007	18:23	11550(A) HS	Under influence/addict	M LEWIS, STACEY ANN MICHELLE	12550 DATE RD	X157
070202086	02/02/2007	22:44	148(A) PC	Resist/delay/obstruct peace officer	M RAYA, FRANCISCO JAVIER CAMACI 400 BLK N PALM	CI 400 BLK N PALM	X157
070203049	02/03/2007	14:35	594(B) PC	Vandalism (less than \$400.00)	M SPEARS, LATOYA	381 S 2ND ST	X138
070203078	02/03/2007	20:52	12500(A) VC	Unlicensed driver	M MORALES, EDGAR DELATORRE	DEKEMA/6TH	X157
			27007 VC	Outside speakers			
070204014	02/04/2007	03:17	853.7 PC	Failure to Appear	M RIVAS, JULIAN DANIEL ANCISO	200 BLK S BROADWAY	X150
070204049	02/04/2007	19:22	243(E)(1) PC	BATTERY ON NONCOHIBITATING FO	F GONZALEZ, LARRY CAMILO	840 AURORA	X161
070204061	02/04/2007	22:42	273.6(A) PC	Violate court order preventing domestic	M PARKS, MARY LOUISE	198 S WILLOW #1	X161
061007011	02/05/2007	14:00	242 PC	Battery	M QUIROZ, DERICK JAMES	187 N 7TH	
070205063	02/05/2007	21.47	242 PC	Battery	M HACKNEY, TIARA KATHLEEN	470 TESORO	X161
070206018	02/06/2007	10:02	14601.1(A) VC	DRIVERS LICENSE SUSPENDED OR	M GARCIA, HECTOR ADRIAN JR	183 S 1ST ST	X101
070206062	02/06/2007	21:54	14601.2(A) VC	DRIVE WHILE LICENSE SUSPENDEI	M CARDENAS, JOSE ALBERTO JR	100 BLK S LOVEKIN	X143
070206064	02/06/2007	22:45	647(F) PC	Under influence	M PERRA, ANTHONY ROBERT	220 S LOVEKIN	X143
070207013	02/07/2007	09:03	12500(A) VC	Unlicensed driver	M QUIROZ, ANSON LAMBERT	200 BLK N 3RD	X132
070207034	02/07/2007	12:04	242 PC	Battery	M GONZALEZ, FELICIA MENDOZA	825 N LOVEKIN	X138
070207040	02/07/2007	13:35	25662 BP	Poss alcohol by minor	M MORALES, ARMANDO VILLANUEVA 951 E AVE B	4 951 E AVE B	X155
070207040	02/07/2007	13:35	148(A) PC	Resist/delay/obstruct peace officer	M VALENZUELA, DONNA GONZALEZ	951 E AVE B	X155
070207045	02/07/2007	15:16	647(F) PC	Under influence	M PERRA, ANTHONY ROBERT	100 BLK S LOVEKIN	X157
070105033	02/07/2007	22:54	11357(B) HS	Poss marijuana (less than 1oz.)	M WASHINGTON, EDWARD EUGENE	565 GATEWAY	X126
070208016	02/08/2007	04:08	261 PC	RAPE DEFINED/ NOT SPECIFIED	F BOLTON, JETHRO JR	381 S 2ND ST	X150
\$							2

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Arrests by Date from 2/ 1/2007 to 2/28/2007

Officers: All Level: Felony, Misdemeanor, Other Code Sec:

		-		***************************************	THE PERSON NAMED AND PARTY OF THE PE		
INCIDENT	DATE	TIME	OFFENSE	DESCRIPTION	LVL DEFENDANT	LOCATION	OFFICER
070116059	02/08/2007	17:50	187(A) PC	Murder-degree not specified	F TREJO, ROBERT ANTONIO	260 N SPRING ST	X128
			12021(A)(1) PC	Addict/Felon poss firearm	ĬĽ.		
070209026	02/09/2007	08:41	12500(A) VC	Unlicensed driver	M MOORE, WILLIAM GEORGE	HOBSONWAY/HWY 95	X143
070210033	02/10/2007	11:53	11357(B) HS	Poss marijuana (less than 1oz.)	M CABRERA, ALVARO	1900 W HOBSONWAY	X132
070210067	02/10/2007	19:57	647(F) PC	Under influence	M COCHET, DIANA DANIELA	116 S MAIN	X150
070210077	02/10/2007	21:10	11357(B) HS	Poss marijuana (less than 1oz.)	M BOUDREAU, JOHN PAUL	600 BLK W HOBSONWAY	×106
070211030	02/11/2007	08:11	422 PC	Terrorist threats	F JONES, WYNITA MIKEL	172 1/2 S 1ST ST	X161
070211042	02/11/2007	10:30	11364 HS	Poss of paraphernalia	M BAKKEN, MARLENE MARIE	9555 E BARNARD #103D	X161
070211058	02/11/2007	14:35	12500(A) VC	Unlicensed driver	M BAKER, WILLIAM DEWEL	400 BLK S LOVEKIN	X132
070211064	02/11/2007	16:53	243(E)(1) PC	BATTERY ON NONCOHIBITATING FO	F PEREZ, PEDRO JR	374 N 1ST ST	X132
070212004	02/12/2007	02:37	459 PC	Burglary	F HURTADO, FREDDY CARDENAS		X155
070212047	02/12/2007	15:20	12500(A) VC	Unlicensed driver	M SANDOVAL, RUBEN	DATE ST/HOBSONWAY	X123
			4000(A)(1) VC	Unregistered vehicle	0		2
070212047	02/12/2007	15:26	12500(A) VC	Unlicensed driver	M LAINEZ, JULIO ARTURO	DATE ST/HOBSONWAY	X157
			4000(A)(1) VC	Unregistered vehicle	0		
070213003	02/13/2007	00:58	11364 HS	Poss of paraphernalia	M SAUCEDO, DAVID JAMES	400 BI K S BROADWAY	
			14601.2(A) VC	DRIVE WHILE LICENSE SUSPENDEI	≥		
070213027	02/13/2007	09:16	647(F) PC	Under influence	M DONOVAN, ROBERT MERRIL	405 N BROADWAY	X150
070214030	02/14/2007	07:47	490.5 PC	Petty theft/retail merchandise	M JONES, AARON MICHAEL JR	1455 W HOBSONWAY	X150
070214063	02/14/2007	12:51	273.5 PC	Corporal Injury/Spouse	F GALINDO, DANIEL PAUL	207 S 5TH	X157
070214072	02/14/2007	14:35	11377(A) HS	Possession controlled subst(drugs)(arr	F RAMIREZ, ROBERTO	550 S RROADWAY #20	X164
			11364 HS	Poss of paraphernalia	M		
			14601.1(A) VC	DRIVERS LICENSE SUSPENDED OR	V		
070214079	02/14/2007	16:34	243(C) PC	BATTERY ON PO/EMER PERS/W/INJ	F LEGG, MICHAEL JOSEPH	401 E HOBSONWAY	X150
			148(A) PC	Resist/delay/obstruct peace officer	N		
070215023	02/15/2007	09:13	243(B) PC	BATTERY ON PEACE OFF/EMER PE	M SPROLES, KEVIN KYLE	1381 SAN GORGONIO	X143
070216033	02/16/2007	09:28	273.5(A) PC	Inflict injury on spouse	F RODRIGUEZ, MIGUEL ANGEL	8401 E HOBSONWAY #33	X138
			273.6(B) PC	VIOL DV ORDER RESULTING W/PHY	Σ.		2
070216082	02/16/2007	21:00	647(F) PC	Under influence	M BRANUM, VICTOR GORDON	9395 E HOBSONWAY, #64	960X
70216085	02/16/2007	22:58	647(F) PC	Under influence	M URIAS, RITA	116 S MAIN	960X
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Arrests by Date from 2/ 1/2007 to 2/28/2007

Officers: All Level: Felony, Misdemeanor, Other Code Sec:

				Annual			i
INCIDENT	DATE	TME	OFFENSE	DESCRIPTION	LVL DEFENDANT	LOCATION	OFFICER
070216086	02/16/2007	23:37	11377(A) HS	Possession controlled subst(drugs)(arr	F AGUIRRE, JAMES	116 S MAIN	960X
070216086	02/16/2007	23:41	23152(A) VC	DUI alcohol and/or drugs	M AGUIRRE, TONY	116 S MAIN	960X
070217018	02/17/2007	10:15	273.5(A) PC	Inflict injury on spouse	F GUIZER, CHRISTOPHER	100 BLK N 7TH	X150
070217026	02/17/2007	12:09	14601.1(A) VC	DRIVERS LICENSE SUSPENDED OR	M BEARDSWORTH, WILLIAM LEE	400 BLK W HOBSONWAY	X150
070217043	02/17/2007	15:47	12500(A) VC	Unlicensed driver	M ANGLIN, BRIAN MATTHEW	200 BLK N SPRING ST	X150
070218053	02/18/2007	20:24	11550(A) HS	Under influence/addict	M CRIM, THOMAS LEROY JR	BARNARD/CARLTON	X157
070219050	02/19/2007	19:10	11550(A) HS	Under influence/addict	M ROJO, MANUEL LESTER JR	191 S LOVEKIN	X155
070219053	02/19/2007	20:37	11350(A) HS	Poss narc controlled subs-amended(se	F SHEETS, SHAWN MICHAEL	HOBSONWAY/9TH ST	X157
070219054	02/19/2007	20:39	647(F) PC	Under influence	M LADURON, TRICIA	8991 E HOBSONWAY	X155
070219056	02/19/2007	21:16	243(C) PC	BATTERY ON PO/EMER PERS/W/INJ	F SCHRODER, BRION LEE	9382 E HOBSONWAY	X121
070220019	02/20/2007	07:01	490.5 PC	Petty theft/retail merchandise	M DONOVAN, ROBERT MERRIL	840 E HOBSONWAY	X161
070220022	02/20/2007	08:58	23103(A) VC	Reckless driving	M FOSTER, JIMMIE	100 BLK S 7TH ST	X150
070220029	02/20/2007	10:15	11357(B) HS	Poss marijuana (less than 1oz.)	M ERATH, JEFFREY BRIAN	14380 S BROADWAY	X150
070220047	02/20/2007	13:17	273.6(A) PC	Violate court order preventing domesting	M ADAN, JESUS ROSALES	12657 FIR RD	X161
070220093	02/20/2007	22:48	12500(A) VC	Unlicensed driver	M BEJARANO, FRANCISCO ENRIQUE	: HOBSONWAY/MAIN	X157
070221055	02/21/2007	17:43	23152(A) VC	DUI alcohol and/or drugs	M SERNA, ESTEBAN	SAN LUIS WAY/WISCONSIN	X132
			23152(B) VC	DUI alcohol/0.08 percent	M		
070221066	02/21/2007	22:02	488 PC	Petty theft	M YOAKUM, CHRIS AVERY	600-700 BLK SEVILLE LN	X106
		٠	10852 VC	Injuring/tampering w/vehicle or content	M		
			182(A)(1) PC	CONSPIRACY: COMMIT CRIME	L		
070222015	02/22/2007	09:10	14601.2(A) VC	DRIVE WHILE LICENSE SUSPENDEI	M RIVERS, MICHAEL LEON	100 BLK E 14TH AVE	X143
070222025	02/22/2007	10:23	14601.2(A) VC	DRIVE WHILE LICENSE SUSPENDE	M RASCON, ESTEBAN	100 BLK N LOVEKIN	X157
070222034	02/22/2007	13:17	148(A) PC	Resist/delay/obstruct peace officer	M PHILLIPS, HERMAN LEE	300 BLK E HOBSONWAY	X143
070222034	02/22/2007	13:17	273.5(A) PC	Inflict injury on spouse	F CONTRERAS, EMILY	300 BLK E HOBSONWAY	X143
070222034	02/22/2007	13:17	12500(A) VC	Unlicensed driver	M EUGENE, ANNIAS JR	300 BLK E HOBSONWAY	X143
070222039	02/22/2007	14:17	3056/F PC	Violation parole/felony	F WILLIAMS, KING SAMUEL	551 S 3RD	X132
070222053	02/22/2007	17:05	594(2)(A) PC	vandalism less than \$400	M CAMDEN, CHELSEA MARIE	400 N PALM, #141	X143
070224019	02/24/2007	11:37	594(B)(1) PC	Vandalism (\$400 or more)	F VICTORIA, MIGUEL LEON	200 BLK N LOVEKIN	X143
070224024	02/24/2007	12:10	273.5(A) PC	Inflict injury on spouse	F MAGANA, EDDIE	890 E HOBSONWAY	X103
		***************************************	AAT AT A STANLEY OF THE STANLEY OF T	***************************************	ale de la companya de		

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Arrests by Date from 2/ 1/2007 to 2/28/2007 Officers: All Level: Felony, Misdemeanor, Other Code Sec:

INCIDENT	DATE		TIME OFFENSE	DESCRIPTION	LVL DEFENDANT	LOCATION	OFFICER
070225014	02/25/2007		07:06 647(F) PC	Under influence	M GARNICA, JESUS SOBARZO	761 E HOBSONWAY	X150
070225036	02/25/2007	12:37	12:37 12500(A) VC	Unlicensed driver	M SAMBRANO, RALPH CESAR III	200 BLK N SPRING	X150
070226039	02/26/2007	12:23	23152(A) VC	DUI alcohol and/or drugs	M GAMEZ, MARTIN	12730 BIRCH ST.	X132
			23152(B) VC	DUI alcohol/0.08 percent	×		
			16028(A) VC	FAIL TO PROVIDE EVIDENCE FINAN	0 7		
070226049	02/26/2007	14:28	503/M PC	EMBEZZLEMENT	M GODINA, ALBERTO	200 BLK N MAIN	X155
070227007	02/27/2007	02:26	243(E)(1) PC	BATTERY ON NONCOHIBITATING F(F) BLANKS, EARL DEWAYNE	(F BLANKS, EARL DEWAYNE	14051 WILLIAMS RD	X126
			273.6(A) PC	Violate court order preventing domestir M	N		
070227034	02/27/2007	10:50	490.5 PC	Petty theft/retail merchandise	M KOBBE, LARRY COLIN	9500 BLK E HOBSONWAY	X155
			27315(E) VC	PASS 16 AND OVER W/OUT SEAT BIO	0 =		
070216078	02/27/2007	11:51	451(B) PC	Arson inhabited structure or property	F BIRGE, RHONDA RACHELLE	10383 SIEGFRIED LN. BLYTHE, C/ X123	X123
070227090	02/27/2007	23:40	14601.1(A) VC	DRIVERS LICENSE SUSPENDED OR M WOODS, DANNY LYN	3 M WOODS, DANNY LYN	9481 E HOBSONWAY	X121
070228060	02/28/2007	19:08	647(F) PC	Under influence	M ARREY, ERIC ROY	905 W RICE	X157
070228072	02/28/2007	21:58	647(F) PC	Under influence	M KIZZEE, JOHN THOMAS	178 S 4TH	X157
070228077	02/28/2007	23:06	459 PC	Burglary	F RODRIGUEZ, ROBERTO ANTHONY 201 S LOVEKIN	201 S LOVEKIN	X155
			666 PC	Petty theft w/prior	ᄔ		

85 ARRESTS FOUND

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Incident Search Report 2/ 1/2007 TO 2/28/2007 Titles: T Dispositions: CC

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Location	800 BLK W CHANSLORWAY	100 BLK N BROADWAY	EUCALYPTUS/BARNARD	825 W HOBSONWAY	201 JUNIPER TRAIL	400 BLK N LOVEKIN	868 E HOBSONWAY	DEKEMA/6TH	400 BLK S 7TH	100 BLK S WILLOW	500 W DONLON	LIDO LANE/AURORA VISTA	TESORO/TESORO	400 BLK N 7TH	100 BLK N 7TH	301 W HOBSONWAY	100 BLK S LOVEKIN	200 BLK N 3RD	HOBSONWAY/HWY 95	800 BLK E HOBSONWAY	HWY 95/6TH AVE.	1900 W HOBSONWAY	312 E STEWART	220 S LOVEKIN
Officer	X138	X138	960X	X121	X150	X157	X123	X157	X157	X157	960X	X132	X132	X132	X132	X157	X143	X132	X143	X121	X132	X132	X138	X150
WU DV HC FORCE																								
Code Section	22500H VC	12500(A) VC	22450(A) VC	22450(A) VC	22500F VC	14601.1(A) VC	22507.8(C)(1) VC	12500(A) VC	22350 VC	22350 VC	22507.8(A) VC	22450(A) VC	22350 VC	22450(A) VC	22450(A) VC	22450(A) VC	14601.2(A) VC	12500(A) VC	12500(A) VC	4000(A)(1) VC	22450(A) VC	11357(B) HS	22450(A) VC	22507.8(A) VC
Report Date/Time Title Disp	02/01/2007 12:44 T CC	02/02/2007 17:31 T CC	02/02/2007 20:34 T CC	02/03/2007 00:14 T CC	02/03/2007 04:06 T CC	02/03/2007 16:27 T CC	02/03/2007 16:43 T CC	02/03/2007 20:52 T CC	02/03/2007 21:42 T CC	02/03/2007 22:52 T CC	02/04/2007 02:18 T CC	02/05/2007 08:26 T CC	02/05/2007 09:44 T CC	02/05/2007 09:56 T CC	02/05/2007 10:06 T CC	02/06/2007 12:42 T CC	02/06/2007 21:54 T CC	02/07/2007 09:03 T CC	02/09/2007 08:41 T CC	02/09/2007 21:23 T CC	02/10/2007 11:12 T CC	02/10/2007 11:36 T CC	02/10/2007 14:58 T CC	02/11/2007 02:09 T CC
D.R. Number	070425	070445	070451	070454	070456	070461	070462	070463	070465	070466	070468	070479	070482	070483	070484	070494	070500	070504	070537	070545	070554	070555	070558	070567
Incident - Sup	070201026	070202067	070202058	070203001	070203014	070203064	070203065	070203078	070203081	070203085	070204012	070205016	070205024	070205025	070205027	070206021	070206062	070207013	070209026	070209087	070210032	070210033	070210051	6.5 070211012

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Incident Search Report 2/ 1/2007 TO 2/28/2007 Titles: T Dispositions: CC

Incident - Sup	D.R. Number	Report Date/Time Title Disp	Code Section	WU DV HC FORCE	Officer	Location
070211013	070568	02/11/2007 03:45 T CC	22507.8(A) VC	TOUR TOUR TOUR TOUR TOUR TOUR TOUR TOUR	X146	600 W DONLON
070211014	070569	02/11/2007 04:00 T CC	22507.8(A) VC		X146	500 W DONLON
070211018	070570	02/11/2007 04:24 T CC	22507.8(A) VC		X146	12730 BIRCH
070211040	070575	02/11/2007 10:26 T CC	21453A VC		X132	138 E HOBSONWAY
070211046	070577	02/11/2007 11:31 T CC	21453A VC		X132	868 E HOBSONWAY
070211051	070578	02/11/2007 12:17 T CC	21801A VC		X132	217 W HOBSONWAY
070211058	070580	02/11/2007 14:35 T CC	12500(A) VC		X132	400 BLK S LOVEKIN
070212014	070589	02/12/2007 08:33 T CC	22502(A) VC		X138	300 BLK JULIANA
070212038	070595	02/12/2007 12:18 T CC	22507.8(A) VC		X157	868 E HOBSONWAY
070212047	070598	02/12/2007 15:07 T CC	4000(A)(1) VC		X157	DATE ST/HOBSONWAY
070212056	070601	02/12/2007 17:05 T CC	22350 VC		X138	200 BLK N LOVEKIN
070212054	070600	02/12/2007 18:11 T CC	21650 VC		X157	3RD/STEWART
070212080	909020	02/12/2007 23:50 T CC	22450(A) VC		X121	WB I-10 E ARROWHEAD OVERPASS
070213038	070616	02/13/2007 11:16 T CC	22406(A) VC		X132	1-10/95
070213041	070618	02/13/2007 12:17 T CC	27315(D)(1) VC		X132	200 BLK N LOVEKIN
070213088	070627	02/13/2007 22:05 T CC	4000(A)(1) VC		X121	9000 BLK E HOBSONWAY
070213090	070628	02/13/2007 22:30 T CC	22450(A) VC		X138	300 BLK N SOLANO
070214012	070631	02/14/2007 01:35 T CC	22514 VC		X138	400 BLK S WILLOW
070214020	070632	02/14/2007 02:57 T CC	22350 VC		X138	100 BLK S CARLTON
070214027	070633	02/14/2007 07:23 T CC	27315(D)(1) VC		X132	HOBSONWAY/BIRCH
070214029	070634	02/14/2007 07:42 T CC	21703 VC		X132	500 BLK N BROADWAY
070214031	070635	02/14/2007 07:51 T CC	27315(D)(1) VC		X132	600 BLK N BROADWAY
070214032	070637	02/14/2007 08:04 T CC	21755 VC		X132	610 N BROADWAY
070214033	070638	02/14/2007 08:13 T CC	22350 VC		X132	610 N BROADWAY

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Incident - Sup	D.R. Number	Report Date/Time Title Disp	Code Section WU DV HC FORCE		Officer Location
070214036	070639	02/14/2007 08:30 T CC	22350 VC	X132	BARNARD/SPRING
070214037	070640	02/14/2007 08:39 T CC	22450(A) VC	X132	400 BLK N LOVEKIN
070214039	070641	02/14/2007 08:54 T CC	22350 VC	X132	667 N LOVEKIN
070214041	070642	02/14/2007 09:10 T CC	21751 VC	X132	667 N LOVEKIN
070214047	070644	02/14/2007 09:55 T CC	22406(A) VC	X132	WB I-10 E OF ARROWHEAD
070214059	070648	02/14/2007 11:56 T CC	22349(B) VC	X132	4000 BLK WELLS RD
070214068	070651	02/14/2007 13:55 T CC	22350 VC	X132	WELLS/GOLF COURSE
070215033	070665	02/15/2007 12:33 T CC	22450(A) VC	X138	200 BLK S BROADWAY
070216053	070675	02/16/2007 14:00 T CC	27360(A) VC	X143	JUAN CIRCLE/BELL LN
070216057	070677	02/16/2007 14:59 T CC	22500H VC	X132	600 BLK N BROADWAY
070216061	070678	02/16/2007 15:47 T CC	27315(D)(1) VC	X132	661 W HOBSONWAY
070216072	070681	02/16/2007 18:04 T CC	27315(D)(1) VC	X132	700 W RICE
070216073	070682	02/16/2007 18:04 T CC	22350 VC	X132	HOBSONWAY/7TH
070216075	070683	02/16/2007 18:45 T CC	22349(B) VC	X132	95/CHANSLORWAY
070217013	04020	02/17/2007 09:39 T CC	22500 (L) VC	X150	868 E HOBSONWAY
070217017	070691	02/17/2007 10:09 T CC	22502(A) VC	X150	W RICE S OF WILLOW
070217026	070695	02/17/2007 12:09 T CC	14601.1(A) VC	X150	400 BLK W HOBSONWAY
070217043	070699	02/17/2007 15:47 T CC	27315(D)(1) VC	X150	200 BLK N SPRING ST
070217044	07020	02/17/2007 16:24 T CC	22450(A) VC	X132	1400 BLK W HOBSONWAY
070217068	070701	02/17/2007 22:08 T CC	22349(B) VC	X132	CHANSLORWAY/9TH
070218040	07070	02/18/2007 17:16 T CC	24252A VC	X150	200 BLK N LOVEKIN
070219016	070713	02/19/2007 09:03 T CC	22450(A) VC	X150	95 E OF HOBSONWAY
070219036	070717	02/19/2007 15:42 T CC	22500 (L) VC	X150	868 E HOBSONWAY
070220018	070726	02/20/2007 06:55 T CC	21950A VC	X150	500 BLK N LOVEKIN

BLYTHE POLICE DEPARTMENT Incident Search Report 2/ 1/2007 TO 2/28/2007

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BLYTHE POLICE DEPARTMENT

Incident Search Report 2/ 1/2007 TO 2/28/2007

Titles: T Dispositions: CC

Incident - Sup

D.R. Number

Report Date/Time Title Disp

Code Section

WU DV HC FORCE

95 INCIDENTS FOUND

Officer Location

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From: 02/01/2007 00:00:00 To: 02/28/2007 23:59:59

lo: UZIZBIZU Report Summary

Trunk & Line Description Call Count	mt Graphical Representation
Admin2	3591
Admin3	961
Admin4	276
911-2	261
911-1	255
Admin9	69
Admin7	39
Admin6	27
Admin8	14
Admin5	13
Admin1	7
230-7	2
230-6	

-	3591	424.31	948.48	13	5516	3590	39
Siniisi Min:	Max:	Mean:	Standard Deviation:	Count:	Sum:	Range:	Median:

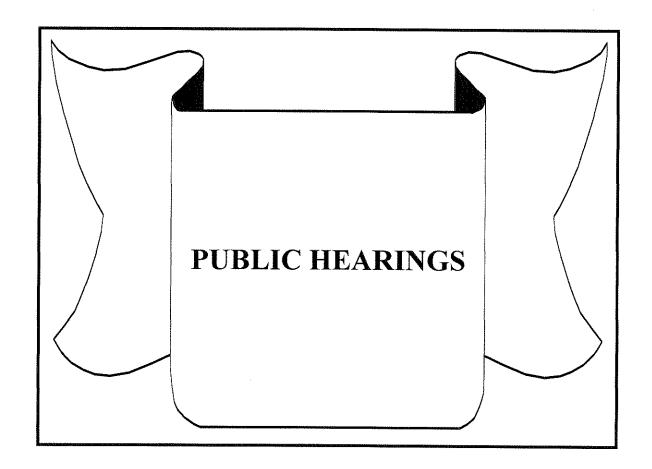
puese				
	Maximum Range	Median Range	Minimum Range	

BLYTHE POLICE DEPARTMENT UNIT MILEAGE March 2, 2007

UNIT	LICENSE PLATE #	ENDING MILEAGE	STARTING MILEAGE	TOTAL MILES DRIVEN
95-019 (INV UNIT)	3MKC327	149634	149421	57
96-026 (MARKED UNIT)	E045271	116606	115275	1331
97-030 (MARKED UNIT)	E052558	135360	135360	0
97-034 (TRAVEL UNIT- SILVER)	3WIE068	114308	113151	1157
97-035 (INV UNIT X121)	3WIB032	110528	109410	1118
98-036 (BNET TAHOE)	5RIR968	69778	69207	571
99-039 (MARKED UNIT)	1086958	95938	94857	1081
99-040 (INV UNIT X46)	4GYB239	56442	55689	753
99-041 (X2 UNIT)	4GYB245	76659	76091	568
01-044 (SGT. TAHOE)	1104420	140883	140861	22
01-045 (INV TAHOE X128)	1104421	55799	55480	319
01-046 (X3 TAHOE)	4RWF398	64823	64255	568
03-047 (MARKED UNIT)	1188592	76495	75860	635
03-048 (MARKED UNIT)	1188585	71130	71130	0
03-049 (MARKED UNIT)	1157454	69992	69987	5
03-053 (MARKED UNIT)	1176836	58830	57007	1823
05-057 (ACO)	1188458	30621	29239	1382
05-058 (MARKED UNIT)	1205874	31224	29873	1352
04-059 (X1 UNIT)	5GSD447	20256	19340	916
06-060 (MARKED UNIT)	1227091	22309	19863	2446
06-061 (MARKED UNIT)	1227092	22231	21116	1115
06-062 (WHITE VAN)	1244576	337	286	51
06-063 (CSI UNIT)	1159918	743	725	18
06-064 (MOTORCYCLE)		2384	1963	421
07-065 (MARKED UNIT)		1848	1117	731
TOTAL				18440

BLYTHE	POLICE	DEPARTME	NT	
MONTHLY F	PAYROLL	STATISTICS		
	JRS WOR		- THE CONTROL OF THE	
	BRUARY 2			
1"	.DITUAN 1 Z	007		
**EXCLUDES LT, CAPT. & COP	SWORN	NON-SWORN	USAL WALLES IN	
REGULAR HOURS	2977.83	2439.75		
WORKMAN'S COMP	0	0		
VACATION	140	92		
HOLIDAY	0	96		
SICK	72	128		
BANKED OT	72.01	15		
OT	485.41	67		
COURT	10	0		1
OFFSITE TRAINING ONSITE TRAINING	72	0		
COMP USED	402	160		
ADMIN/TIME OFF	0	0		
ADMIN LEAVE	32	0		
BEREAVEMENT LEAVE	0	. 0		<u> </u>
JURY DUTY	0	0		
DISABLILITY	0	0		
TOTAL HOURS WORKED	6057.00			
WORKERS COMP	0.00			
VACATION TIME	232.00			
HOLIDAY	96.00			V/J//
SICK TIME ,	200.00			
OVERTIME	639.42			
TRAINING	634.00			
OTHER	32.00			

Jes Velson 3-20-07 1/10/3/967



March 27, 2007

SUBJECT: Certification of Final Program Environmental Impact Report for General Plan 2025

and Adoption of General Plan 2025 and the Colorado River Corridor (Area) Plan

SOURCE: Planning Department

LOCATION: Blythe City Limits, Sphere-of-Influence and Three Planning Areas

PURPOSE: Pursuant to State law, the City has prepared a comprehensive, long-term General

Plan for the physical development of the city, and lands outside its boundary which

bear relation to our planning and future development.

GENERAL PLAN 2025 includes all components (i.e. text, diagrams, policies, etc.) and elements (i.e. Land Use, Circulation, Safety, etc.) as required by State law. The General Plan is geographically comprehensive in that it encompasses approximately 27 square miles of incorporated lands, 8.35 square miles of which lie within the Colorado River Corridor (Area) Plan; 4.4 square miles of land within the Sphere-of-Influence; and, 13.8 square miles of land within the three planning areas.

General Plan 2025 will guide physical growth and development of the community through year 2025 based on eight overall themes, including:

- Sustainable development that balances growth and conservation.
- Resource-based planning.
- Protection of agricultural and natural resources.
- Setting urban growth limits.
- Enhancement of community character and identity.
- Neighborhood-oriented development.
- Economic development. (To Be Added)
- Fostering development patterns that offer alternatives to automobile use.

The primary differences between General Plan 2025 and the previous 1989 Comprehensive Plan are as follows:

- A planning area that is geographically larger in size;
- Use of a single map for General Plan land use and Zoning classifications;
- An extended planning timeline and plan horizon year;
- Inclusion of an Area Plan covering 5,344 acres of lands along the Colorado River Corridor;
- Identification of three Planning Areas totaling 8,825 acres outside of the City limits and Sphere of Influence (SOI); and,
- Incorporation of new and modified land use and development related policies.

In response to increasing interest in land development along the Colorado River the City has prepared the Colorado River Corridor Plan. The Corridor Plan represents a comprehensive vision for growth within the Plan area which consists of all lands along the Colorado River within the City of Blythe and its Municipal Sphere-of-Influence. The Plan is intended to facilitate the implementation of City of Blythe General Plan 2025 policies in the Colorado River Corridor area and will guide the long-term evolution of this portion of the City with planning, policy and development implications for the entire City. Corridor Plan policies and development standards will apply to lands that may be annexed in the future into the Blythe City Limits and/or City of Blythe Sphere-of-Influence (SOI).

LAND USE / ZONING MAP: General Plan 2025 will convert the City of Blythe to a one map system. The primary benefit of the one map system will be that potential land use conflicts caused by using two separate maps (e.g. a property being zoned for apartments, while the general plan designation allows for single family homes) will be eliminated.

In reviewing the land use map and assigning new or revised designations, staff's primary purpose was to eliminate existing land use/designation conflicts and create a map that reflects known future development patterns while being consistent with the guiding themes of General Plan 2025.

During the Planning Commission public hearing, one property owner, Mr. Geoffrey Vanden Heuvel, addressed the Commission with regard to the revised designations assigned to properties on 11th Avenue (Exhibit 1). While Mr. Vanden Heuvel is satisfied with the Residential Estate designation applied to the properties on the south side of 11th Avenue, he is dissatisfied with the Agricultural designation applied to the property on the north side of 11th Avenue. Subsequent to discussion during the public hearing, the property owner indicated that he would be in favor of the designations if they were those reflected on the current zoning map, those being Agriculture and Rural Residential (Exhibit 2).

AIRPORT LAND USE COMMISSION: In January, 2007, staff was notified by Airport Land Use Commission (ALUC) staff that pursuant to State law, the ALUC should have an opportunity to review and make consistency findings on General Plan 2025 as it relates to the Airport Influence Area delineated in the Airport Land Use Compatibility Plan (ALUCP) adopted by the ALUC in October of 2004. Staff made application to the ALUC and submitted appropriate General Plan elements for review. Staff worked with ALUC staff and consultants to prepare for the hearing. At their public hearing on March 8, the ALUC found General Plan 2025 "conditionally" consistent with the 2004 ALUCP. Revisions made to General Plan 2025, based on ALUC staff and consultant recommendations are attached to this staff report (Exhibit 3).

Staff would note that the ALUC revisions better communicate staff's original effort to address the Blythe Municipal Airport environs as they relate to General Plan 2025. Policy statements and implementation measures have been added that accomplish what was intended with staff's original (albeit insufficient) text and exhibits.

Three conditions were associated with the "conditionally" consistent finding by the ALUC. Two of the three will be addressed through text and diagram revisions; the third, a land use compatibility/density issue, for which an explanation is attached to this staff report, will be addressed through land use designation change (Exhibit 4).

ENVIRONMENTAL REVIEW: Because the City Council will consider the approval of General Plan 2025 and the Colorado River Corridor (Area) Plan, the City is required to evaluate environmental impacts of the project under the California Environmental Quality Act (CEQA). The City of Blythe has had prepared an Environmental Impact Report for General Plan 2025 and the Colorado River Corridor (Area) Plan that meets the requirements of the California Environmental Quality Act (CEQA), State CEQA Guidelines, and the City of Blythe Guidelines for the implementation of CEQA. In preparing the Environmental Impact Report, staff independently reviewed, evaluated and exercised judgement on the Project and the Project's environmental effects.

Issues analyzed in the EIR include: Aesthetics; Agriculture; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Hydrology/Drainage/Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Safety Hazards; Recreation; Transportation/Circulation; Public Services and Utilities; Alternatives; Cumulative Effects; and, Growth Inducement.

Issues determined to be less than significant impacts with no mitigation required include: Aesthetics; Biological Resources; Land Use; Agricultural; Population and Housing; Recreation; and, Public Safety and Hazards.

Issues determined to have potentially significant adverse impacts for which mitigation is required include: Cultural Resources; Geology and Soils; Hydrology and Drainage; Noise; Public Services and Utilities; and, Transportation and Circulation.

Unavoidable Significant Impacts were determined for long-term air quality impacts primarily related to vehicle emissions.

Alternatives were evaluated in the EIR based on two criterions. First, the alternative must avoid or substantially lessen an identified significant effect of the Proposed Project; and second, the alternative must feasibly attain most of the basic project objectives. Alternatives evaluated in the EIR included:

- No-Project Alternative
- Development within Existing City Limits, No New Planning Areas
- Higher Intensity Development in Downtown Area
- No Colorado River Corridor Plan Alternative
- Decreased Density Agricultural Preservation Alternative

Conclusions in the EIR indicate that with implementation of the mitigation measures, the Proposed Project (General Plan 2025) is the environmentally superior alternative; and, mitigation measures for reducing emissions and reducing air quality impacts have been provided, however, contribution to regional air quality impacts is a significant unavoidable impact of the Project (and other projects in the region).

FINDINGS: Findings are found in the attached resolutions.

PLANNING COMMISSION RECOMMENDATION: On Tuesday, December 5, 2006, the Planning Commission held a public hearing to take testimony and gather facts and evidence to render its recommendation to the City Council. The Commission by a 4-0 vote recommended that the City

Council consider the Program Environmental Impact Report for General Plan 2025 and the Colorado River Corridor (Area) Plan for Certification. And by a 4-0 vote the Commission has recommended that the City Council adopt General Plan 2025 and the Colorado River Corridor (Area) Plan. The December 5, 2006 Planning Commission meeting minutes are attached to this report (Exhibit 5).

STAFF RECOMMENDATION: It is recommended that the City Council, subsequent to the public hearing thereon:

- 1. Adopt Resolution No. 07-698 Certifying the Final Program Environmental Impact Report for General Plan 2025 and the Colorado River Corridor (Area) Plan; and,
- 2. Adopt Resolution No. 07-699 Adopting General Plan 2025 and the Colorado River Corridor (Area) Plan to include the following changes to the General Plan land use and Zoning classifications map:
 - Assessors Parcel Number 857-020-017 shall be designated Agriculture and Rural Residential as shown in Exhibit 2; and,
 - Assessor's Parcel Number 824-110-003 shall be designated Agriculture.

EXHIBITS:

- 1. December 1, 2006 correspondence from Mr. Geoffrey Vanden Heuvel
- 2. Assessor's Parcel Map 857-02
- 3. Revisions made to General Plan 2025, based on ALUC staff and consultant recommendations
- 4. Explanation of Airport Land Use Commission Condition No. 3
- 5. December 5, 2006, Planning Commission Meeting Minutes
- 6. Introduction to Final Environmental Impact Report with Responses to Comments

ATTACHMENTS:

- 1. Resolution No. 07-698
- 2. Resolution No. 07-699

PREVIOUSLY PROVIDED UNDER SEPARATE COVER:

- 1. General Plan 2025
- 2. Colorado River Corridor (Area) Plan
- 3. Draft Program Environmental Impact Report for General Plan 2025

Respectfully Submitted:

Mnifer L. Wellman, AICP

Pyanning Director

Concurrence:

Les Nelson

City Manager

DEC 0 1 2006

Geoffrey and Darlene Vanden Heuvel 7551 Kimball Ave. Chino, CA 91708 909-597-1128 ph. 909-597-0481 fx.

CITY OF BLYTHE DEVISER

December 1, 2006

Ms. Jennifer Wellman, Planning Director City of Blythe, CA

Re: Blythe 2025 General Plan Update

Dear Ms. Wellman,

I have reviewed the proposed Blythe 2025 General Plan Update. My wife and I own some property located in the vicinity of 11th Avenue just East of Seventh Street. The zoning on part of our property is proposed to be changed to R-E. We strongly support that change. Another part of our property, about 10 acres located on 11th Avenue on the North side of the street is currently zoned R-R and is proposed to be changed to A. The 11th Avenue neighborhood is undergoing some development attention. We would like to pursue some type of development opportunity for that property within the next several years. We respectfully request that you consider changing that 10 acres from R-R to R-E as you have with the other property in that area. In addition we own the approximately 55 acres directly to the North, all the way up to 10th Avenue. That property too we are interested in developing. It is currently zoned A and we respectfully request you to change that to R-E as well. What we would like to do is to plan our entire property North of 11th Avenue together even though we know that its actual development would be in phases. Zoning it all R-E would give us the greatest flexibility to design a project that will create a community that will be consistent with the rural character of that part of town.

Thank you so much for your consideration of our request. I have attached a map upon which I have made notes outlining our requests. If you have any questions please contact me at 909-597-1128 home or cell 909-730-1240.

Sincerely,

Geoffey and Darline Vanden Heuvel

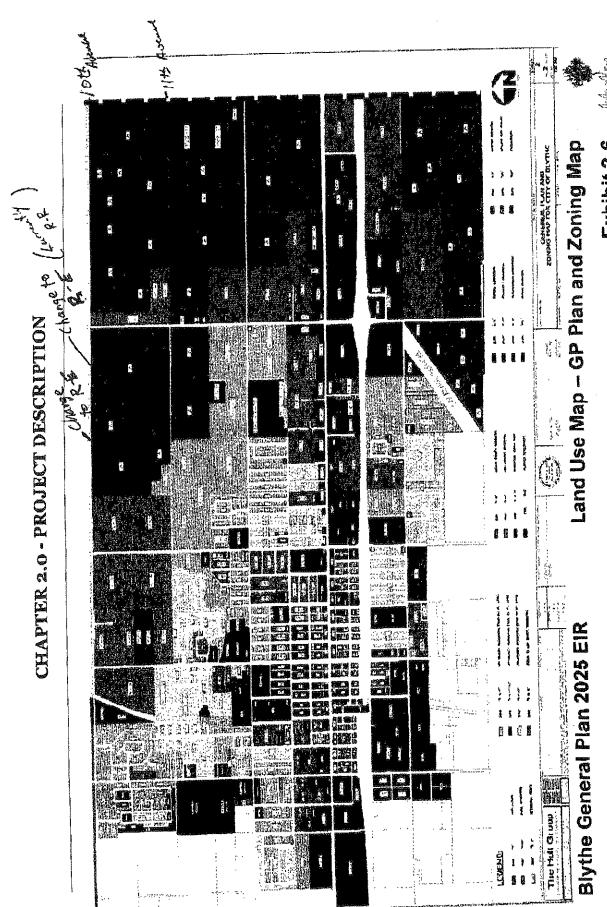
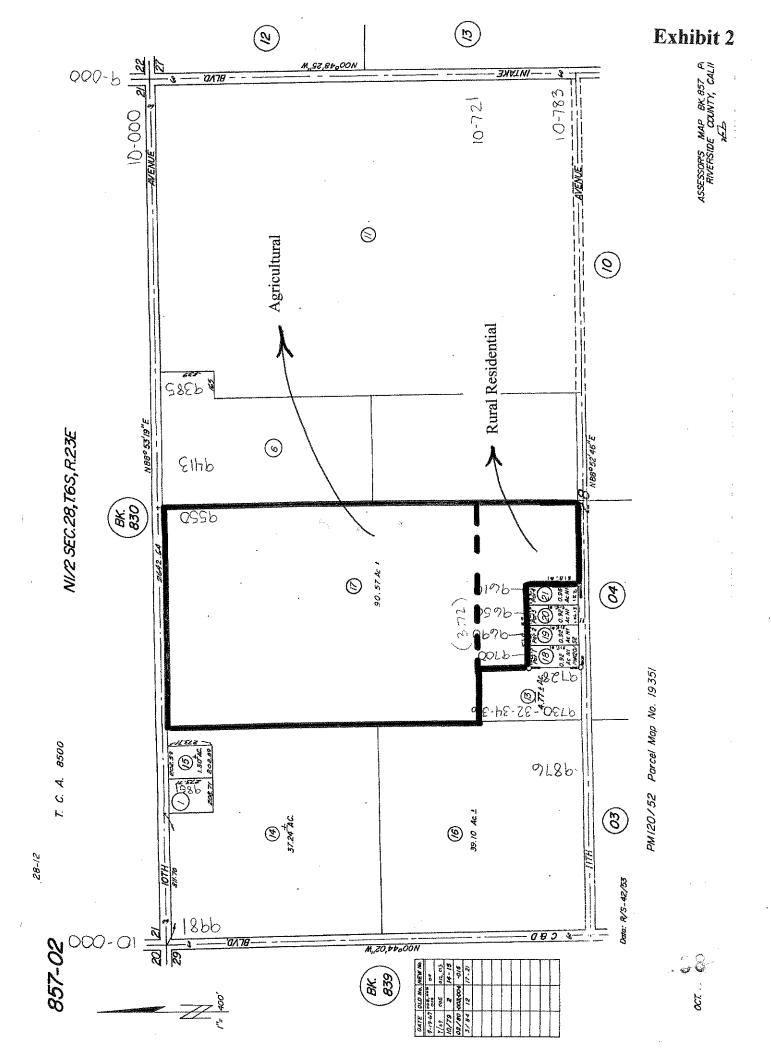


Exhibit 2-6

October 2006

Draft Program EIR City of Blythe General Plan 2023 October 11, 2006 Page 2-10

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REVISIONS MADE TO GENERAL PLAN 2025, BASED ON ALUC STAFF AND CONSULTANT RECOMMENDATIONS

LAND USE

- 18. Policy: Achieve compatibility between industrial development and surrounding neighborhoods through buffering requirements and standards intended to minimize harmful effects of excessive noise, light, and glare and other adverse environmental impacts.
- 19. Policy: Ensure that industrial development is compatible with and does not adversely affect the natural environment.

IMPLEMENTATION POLICIES: Industry

- Implementation: Establish use regulations, development standards, and minimum performance requirements for industrial development in the Zoning Ordinance, consistent with the General Plan.
- Implementation: Adopt setback, landscaping, and screening requirements for industrial development to protect adjacent non-industrial uses, and require a minimum physical separation and adequate buffering between manufacturing and warehousing and residential neighborhoods and commercial and recreation areas.
- Implementation: In new industrial areas, require master plans and infrastructure financing programs as a condition of subdivision approval, so haphazard development, without a coordinated plan for land use, circulation, infrastructure, and public services, does not occur.
- Implementation: Use the Blythe Redevelopment Agency to facilitate funding infrastructure improvements needed for industrial areas to accommodate expansion of existing industry or provide sites for new industry.

3.7 AIRPORT

The Blythe Municipal Airport, located immediately west of the City limits in unincorporated Riverside County, is a public use airport owned by Riverside County and operated through long term lease agreement by the City of Blythe. The Blythe Airport is the largest public airport serving Eastern Riverside County, California and western Maricopa County, Arizona, located immediately east of the City of Blythe. The airport site is served by the Mesa Drive diamond interchange off Interstate Highway 10.

The City of Blythe recognized the value and importance of the Blythe Municipal Airport to both the community and Eastern Riverside County as an important component of the goods movement corridor and an economic asset for long-term development of the community.

Blythe Airport Master Plan: In an effort to meet the community's aviation needs and serve existing and future businesses that value proximity to the airport and capitalize on the growing use of aircraft for shipping and other uses, the Blythe City Council adopted the *Final Blythe Airport Master Plan* in September, 2000. The Master Plan provides short-, mid- and long-range airport use and improvement policies for both aeronautical and non-aeronautical use of airport lands.

Airport Land Use Compatibility Plan: The Blythe component of the Airport Land Use Compatibility Plan (ALUCP) was adopted by the Riverside County Airport Land Use Commission (ALUC) in October, 2004. The ALUCP serves as a guide for future development within the airport environs and is intended to facilitate orderly development and avoid land use conflicts. The primary function of the ALUC is to "...protect the public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports..." Similarly, it is the goal of the City of Blythe to promote development on and around the Blythe Municipal Airport while maintaining safety both on the ground and in the air.

The Airport Influence Area (AIA) as defined by the ALUCP is delineated on the General Plan Land Use Map, Figure 3-2. Basic Compatibility Guidelines are shown in **Table 3.7-1**, with the Compatibility Factors Map, identifying the Compatibility Zones, provided as **Figure 3-7**.

GUIDING POLICIES: Airport

- 20. Policy: The City of Blythe hereby adopts by reference into General Plan 2025, the *Blythe Airport Master Plan* dated September 2000 as may be amended by the Blythe City Council from time to time. Further, all applicable goals, policies and development plans and standards contained in the *Blythe Airport Master Plan* are also City policy.
- 21. Policy: The City of Blythe hereby adopts by reference the Blythe Airport component of the 2004 Riverside County Airport Land Use Compatibility Plan as may be amended by the Airport Land Use Commission from time to time. Further, all applicable policies and criteria contained in the ALUCP are also City policy.
- 22. Policy: Prior to City action pertaining to currently unincorporated lands within the AIA, such proposed actions will be submitted to the ALUC for consistency review until such time as a more detailed general plan and/or specific plan for the area has been found consistent by the ALUC.
- 23. Policy: As required by Public Utilities Code Section 21676(b), prior to City approval, appropriate pre-zoning, specific plan, planned unit development, individual development projects, or other actions involving land within the City Sphere-of-Influence and AIA designated "planned development" will be submitted to the ALUC for review.

IMPLEMENTATION POLICIES: Airport

- Implementation: The City shall review all proposed development projects intended to be located on airport land for conformance with the Blythe Airport Master Plan.
- Implementation: The City shall review all proposed development projects within the AIA for conformance with the compatibility criteria set forth in the ALUCP.

TABLE 3.7-1
BASIC COMPATIBILITY CRITERIA

		Maxin	ities / Intensi	ties		Additional Criteria					
	Locations	Residen- (people/acre) ²			Required						
Zone		tial (d.u./ac) ^l	Aver- age ⁶	Single Acre ⁷	With Bonus ⁸	Open Land³		Prohibited Uses ⁴		Other Development Conditions ⁵	
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remain- ing		All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight ⁹	A	Avigation easement dedication	
В1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	AAAA	Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bidgs. with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Aboveground bulk storage of hazardous materials ¹¹ Critical community infrastructure facilities ¹²	A	Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication	
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	S	same as Zone BI	A A A A	distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings13 Airspace review required for objects >35 feet tall ⁴	
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	A	Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs. with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹	>	Minimum NLR of 20 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >70 feet tall ¹⁵	
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) Or16 (2) ≥5.0 (average parcel size ≤0.2 ac.)	100	300	390	10%	A A	Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹	>	Airspace review required for objects >70 feet tall ¹⁵ Children's schools, hospitals, nursing homes discouraged ¹⁷ Deed notice required	
E	Other Airport Environs	No Limit		No Limit ^{†8}		No Req't	>	Hazards to flight ⁹		Airspace review required for objects >100 feet tall ¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concerhalls discouraged beneath principal flight tracks ¹⁸	
*	Height Review Overlay pter 3 of Airpo		Same as U Compatibi	ility Zone		Not Applica- ble		Same as Underlying Compatibility Zone		Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication	

Source: Table 2A - Riverside County Airport Land Use Compatibility Plan (Adopted October 2004)

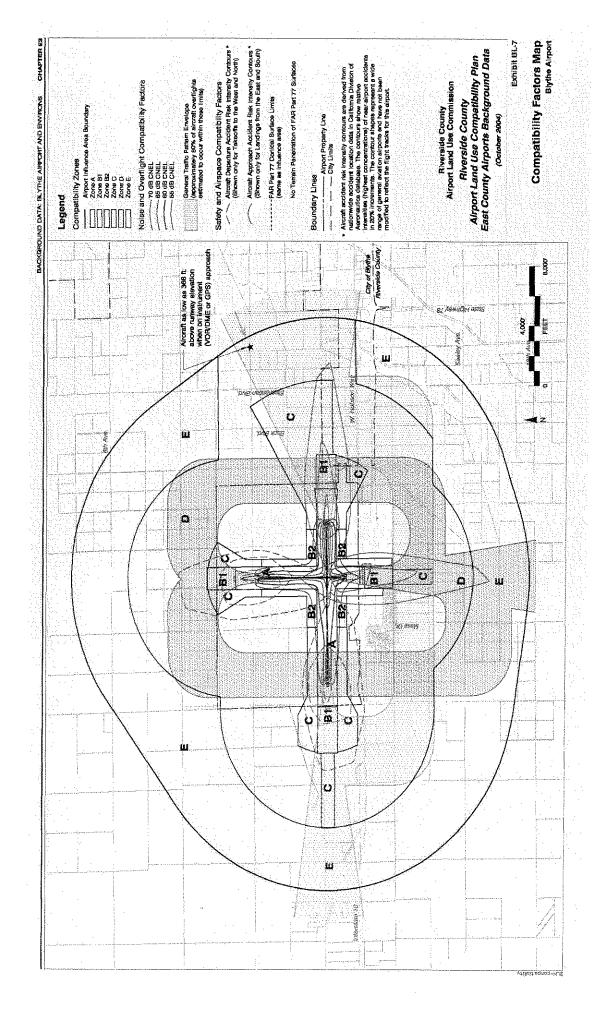
TABLE 3.7-1 BASIC COMPATIBILITY CRITERIA CONTINUED

NOTES:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drivein theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3© for details.
- Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- NLR Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater* than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- Discouraged uses should generally not be permitted unless no feasible alternative is available.
- Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed-uses that attract very high concentrations of people in confined areas-are discourage in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.

Policy references made in Table 3.7-1 direct the reader to the Riverside County Airport Land Use Compatibility Plan (Adopted October 2004)

Source: Table 2A – Riverside County Airport Land Use Compatibility Plan (Adopted October 2004)



Compatibility Factors Map

Figure 3-7

City of Blythe General Plan 2025 December 2006

OPEN SPACE

- 5. Policy: Protect aquifer recharge areas needed to maintain adequate groundwater supplies.
- 6. Policy: Maintain riverfront wetlands and habitat for sensitive biological resources as open space for resource conservation and resource management.
- 7. Policy: Maintain public access to the Colorado River for recreational purposes and plan for a future network of River access trails.
- 8. Policy: Maintain specified amounts of open land in each Airport Influence Area Compatibility Zone to provide light aircraft emergency landing area should the need arise.

IMPLEMENTING POLICIES: Open Space

Implementing policies for Open Space are in Section 3.1: Growth and Physical Expansion; Section 5.1: Parks and Recreational Open Space; Section 6.4: Biological Resources; and, Section 6.6: Mineral Resources. Together, these implementing policies constitute the Open Space Action Program required by State law.

Implementing policies for Open Space in the Airport Influence Area are provided in Section 7.4 Airport Influence Area Hazards.

6.2 AGRICULTURE

The Planning Area possesses fertile soils, adequate water resources, and a year-round growing season. Agricultural uses in the Planning Area include alfalfa, cotton and hay, orchards and field crops. Generally, lands to the north and south of Interstate Highway 10, and east of the mesa are also suitable for seasonal livestock (sheep) grazing.

Prime agricultural soils, found primarily east of the airport, are used for orchards and field crops. Citrus and deciduous fruits and also dates are the dominant orchard crops grown in the Planning Area. However, the largest acreage is devoted to field crops and pasturelands. **Figure 6-1** shows the overall distribution of cropland.

Lands with active Williamson Act contracts are scattered throughout the Planning Area. Although Williamson Act lands qualify for a lower tax rate on properties' agricultural value, than non-Williamson Act lands, the high production value of citrus and field crops has had equal or greater success than taxation incentives in preserving agricultural uses and prime soils in the Planning Area.

GUIDING POLICIES: Agriculture

See also guiding policies related to open space for agriculture in Section 6.2: Open Space Classifications; and in Chapter 3: Land Use. Policies related to urban form and edges are found in Chapter 2: Community Design.

- 9. Policy: Promote continued agricultural use of important farmland outside the urban area.
- 10. Policy: Minimize conflicts between agricultural and urban uses by requiring buffers or use restrictions or using roads or canals to separate theses uses.

IMPLEMENTING POLICIES: Agriculture

• Implementation: Adopt a "right-to-farm" ordinance to inform residents of continued agricultural production and the lawful use of agricultural chemicals, including pesticides and herbicides, in

SAFETY

AIRPORT SAFETY CONCERNS

Safety is a factor in the interaction between airports and nearby land uses in three distinct ways:

- Protecting people and property on the ground;
- Minimizing injury to aircraft occupants; and,
- Preventing creation of hazards to flight.

Protecting People and Property on the Ground - Protecting people and property on the ground from the potential consequences of near-airport aircraft accidents is a fundamental land use compatibility planning objective. To accomplish this, some limitations or restrictions on land use are essential. Land use characteristics are the most important factors to consider in developing safety compatibility criteria. The potential severity of an off-airport aircraft accident is highly dependent upon the nature of the land use at the accident site. For the purposes of evaluating the relative risks presented by different land uses, three characteristics are most important:

- Intensity of Use The most direct means of limiting the potential consequences of an off-airport accident is to limit the intensity of use. Intensity of nonresidential use is measured in terms of the number of people which the development can attract per acre. This metric serves as a common denominator among various types of nonresidential uses. Even when safety compatibility criteria are formatted in terms of a detailed list of land uses, usage intensity is generally the basic factor upon which the acceptability or unacceptability of each use is judged. Except for certain especially risk-sensitive uses, as noted below, the degree of safety compatibility is usually considered the same for any two land uses having similar usage intensities.
- O Residential versus Nonresidential Function Residential densities are typically measured in dwelling units per acre rather than people per acre. This is principally a practical measure to simplify implementation. However, residential uses are also normally afforded a comparatively higher degree of protection than nonresidential ones. That is, for a given location, higher occupancy levels are permitted for nonresidential uses than for residential uses.
- Sensitive Uses Certain other types of land uses are also commonly regarded as requiring special
 protection from hazards such as potential aircraft accidents. These uses fall into two categories:
 - Low Effective Mobility Occupancies: Society normally seeks a high degree of protection for certain groups of people, especially children and the infirm. A common element among these groups is inability-either because of inexperience of physical limitations-to move out of harm's way. Among the types of land uses which are regarded as particularly risk sensitive are elementary and secondary schools, day care centers, hospitals, and nursing homes.
 - Hazardous Materials: Uses or activities, such as aboveground storage of large quantities of flammable materials or other hazardous substances that could substantially contribute to the severity of an aircraft accident if they were to be involved in one.

Minimizing Injury to Aircraft Occupants - In accidents involving an aircraft that is out of control as it descends, the character of the land uses below are not likely to have a significant effect on the survivability of the crash. However, some aircraft mishaps involve situations in which the aircraft is descending, often without power, but otherwise under control. If the aircraft has sufficient altitude, the pilot has some choice as to where to attempt an emergency landing. Under these circumstances, the pilot of a disabled aircraft will, if possible, direct the aircraft toward some form of open land when an off-airport emergency landing is inevitable.

This propensity forms the premise behind the primary form of land use control intended to minimize the severity of injury to aircraft occupants in the event of an off-airport emergency landing. Specifically, some amount of useful open land should be preserved in the vicinity of airports. This concept is largely limited to airports that serve small aircraft.

Preventing Creation of Hazards to Flight - Unlike the preceding land use characteristics which can only affect the consequences of an aircraft accident (for better or worse), hazards to flight can be the cause of an accident. Hazards to flight fall into three basic categories:

- Obstructions to the airspace required for flight to, from, and around an airport;
- o Wildlife hazards; and,
- Other forms of interference with safe flight, navigation, or communication.

Information Sources:

California Airport Land Use Planning Handbook, January 2002, State of California Department of Transportation Division of Aeronautics

Airport Land Use Compatibility Plan, October 2004, Riverside County Airport Land Use Commission

- **Implementation:** Support development of a household hazardous waste disposal program with Riverside County which enables residents to bring household toxics to one or more centralized collection facility for proper disposal.
- Implementation: Support the City's prosecution of any person or organization found responsible for unlawfully dumping hazardous materials within the City.
- Implementation: Recognize the necessity of transporting hazardous materials along key transportation routes.
- Implementation: Limit stops and travel by hazardous materials transport vehicles in Blythe to the maximum extent possible within Federal guidelines.

AIRPORT/ AIRPORT INFLUENCE AREA HAZARDS REDUCTION

Blythe Airport Master Plan: In an effort to meet the community's aviation needs and serve existing and future businesses that value proximity to the airport and capitalize on the growing use of aircraft for shipping and other uses, the Blythe City Council adopted the Final Blythe Airport Master Plan in September, 2000. The Master Plan provides short-, mid- and long-range airport use and improvement policies for both aeronautical and non-aeronautical use of airport lands. The Blythe Airport Master Plan was prepared by the City of Blythe in cooperation with Riverside County and the Federal Aviation Administration (FAA).

Airport Land Use Compatibility Plan: The Blythe component of the Airport Land Use Compatibility Plan (ALUCP) was adopted by the Riverside County Airport Land Use Commission (ALUC) in October, 2004. The ALUCP serves as a guide for future development within the airport environs and is intended to facilitate orderly development and avoid land use conflicts. The primary function of the ALUC is to "...protect the public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports..." Similarly, it is the goal of the City of Blythe to promote development on and around the Blythe Municipal Airport while maintaining safety both on the ground and in the air.

The Airport Influence Area is delineated on the General Plan Land Use Map, Figure 3-2 and the Compatibility Map, showing each of the various land use compatibility zones, is provided as Figure 7-5.

Federal Aviation Regulations (FAR) Part 77: Part 77 is the part of Federal Aviation Regulations which deals with objects affecting navigable airspace in the vicinity of airports. Objects which exceed the Part 77 height limits constitute airspace obstructions. The Part 77 Airspace Plan for the Blythe Municipal Airport is provided as Figure 7-6.

GUIDING POLICIES: Airport / Airport Influence Area Hazards Reduction

- 24. **Policy:** Minimize the risks associated with an off-airport accident or emergency landing.
- 25. Policy: Ensure that hazardous obstructions to the navigable airspace do not occur.
- 26. Minimize and/or avoid land uses which can attract wildlife into the flight path. Policy:
- 27. Policy: Minimize the risks associated with visual hazards including distracting lights, glare and sources of smoke.

28. Policy: Minimize the risk of electronic hazards which interfere with aircraft instruments or radio communications.

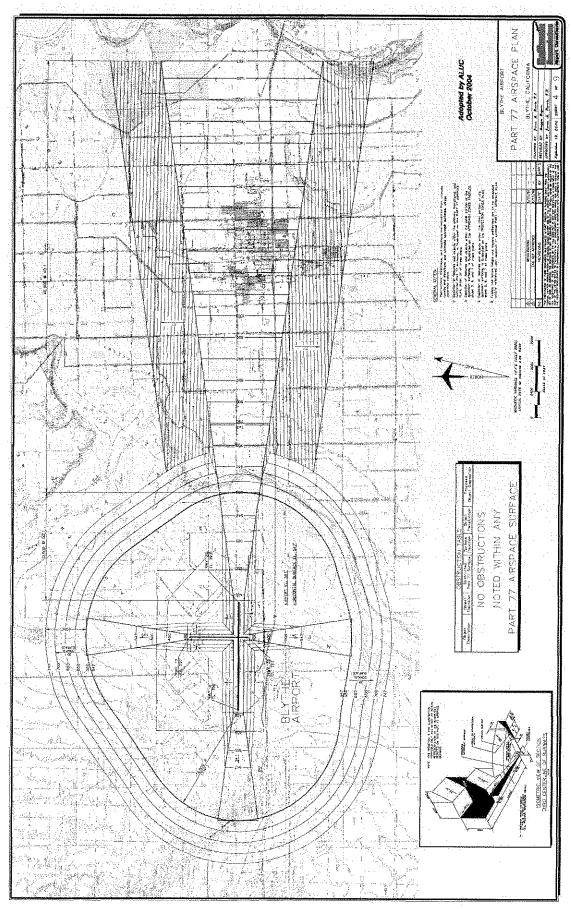
IMPLEMENTATION POLICIES: Airport / Airport Influence Area Hazards Reduction

- Implementation: Development within the airport influence area shall comply with the safety and airspace protection policies contained in the Airport Land Use Compatibility Plan.
- **Implementation:** Development within the airport influence area shall comply with the height limits established in accordance with Part 77 of the Federal Aviation Regulations.

Information Sources:

California Airport Land Use Planning Handbook, January 2002, State of California Department of Transportation Division of Aeronautics

Airport Land Use Compatibility Plan, October 2004, Riverside County Airport Land Use Commission



Part 77 Airspace Plan

Figure 7-5

City of Blythe General Plan 2025 December 2006

NOISE

8 NOISE ELEMENT

INTRODUCTION TO THE NOISE ELEMENT

The Noise Element of the General Plan is a planning document which is intended to provide a policy framework within which potential noise impacts may be addressed in the project review and long range planning process. The Noise Element is a pro-active document which is directed at minimizing future noise conflicts, whereas a noise ordinance is a reactive document which is directed at resolving existing noise conflicts. The adopted policies of the Noise Element should generally be consistent with the noise level standards of the local noise control ordinance (if one is adopted) to achieve consistency in the implementation of noise control programs, and to provide local industry with design criteria for future development or expansion.

According to the Government Code requirements for Noise Elements and to the California Office of Noise Control (ONC) Guidelines, noise exposure information should be developed for the following major noise sources:

- Highways and freeways;
- · Primary arterials and major local streets;
- Railroad operations;
- Aircraft and airport operations;
- Local industrial facilities; and,
- Other stationary sources.

Noise-sensitive areas to be considered during the development of noise exposure information should include areas containing the following noise-sensitive land uses:

- Residential development;
- Schools:
- Hospitals, rest homes and long-term medical or mental care facilities;
- Churches; and,
- Other uses deemed noise sensitive by the local jurisdiction.

Noise is "unwanted sound" and is known to have several adverse effects on people. For planning purposes, an A-weighted scale is used to describe environmental noise at any one particular time; however, community noise levels vary continuously. In order to account for the time-varying characteristics of noise, all of the individual noise readings must be averaged over a 24-hour period to give an equivalent level. This equivalent noise level, expressed as CNEL (Community Noise Equivalent Level) or L_{dn} (Day/Night Average Level) values represented on noise contour maps include an addition of 5 dBA for evening noise levels and 5 dBA for nighttime levels within the 24-hour averages calculated.

The known effects of noise on people include hearing loss (not generally a factor with community noise), communication interference, sleep interference, physiological responses and annoyance. Detailed information on these effects and on noise terminology, measurement scale, and definitions of noise contours is in Appendix C of this document.

8.1 NOISE COMPATIBILITY STANDARDS

Community Noise: From the known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. Noise compatibility standards, published by the California Office of Planning and Research, are shown in **Table 8.2-1**. They match each land use type with an appropriate range of noise levels. These standards should be used in conjunction with noise exposure contours shown on the noise maps (**Figure 8-1 and 8-2**) to determine where noise levels exceed the "normally acceptable" range and an acoustic report and noise mitigation will be required for development projects.

Airport Noise: Noise is one of the most basic airport land use compatibility concerns. The clear objective of airport noise compatibility criteria is to minimize the number of people exposed to frequent and/or high levels of airport noise capable of disrupting noise-sensitive activities. The basis strategy for achieving noise compatibility in the vicinity of an airport is to limit development of land uses which are particularly sensitive to noise. The most acceptable land uses are ones which either involve few people (especially people engaged in noise-sensitive activities) or generate significant noise levels themselves (such as other transportation facilities and some industrial uses). Airport Noise Compatibility Criteria is shown in **Table 8.2-2.** Existing, future and ultimate airport noise impact contours are shown in **Figures 8-3**, **8-4** and **8-5**, respectively.

RELATIONSHIP TO STATE LAW

The Noise Element provides an understanding of existing and future noise conditions in the Planning Area, establishes a basis for evaluating potential noise level impacts on future development, and includes policy statements intended to guide public and private planning to attain and maintain acceptable noise levels. Implementation of the Noise Element is designed to promote a comprehensive and long range program of achieving acceptable noise levels throughout the Planning Area, and to increase the community's awareness of the need to control and reduce levels in areas of excessive noise.

The Noise Element is designed to ensure compliance with the Government Code. This Element has been prepared in quantitative terms, including maps showing noise contours of present and future noise levels.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Land Use Element. Future noise contours were used as a guide for establishing a pattern of planned land uses as depicted on the General Plan Land Use Diagram that minimizes the exposure of community residents to excessive noise.

Circulation Element. Traffic volumes are one of the major Planning Area noise sources, and noise contours are based on existing and projected traffic volumes on the planned street system.

Open Space Element. Excessive noise can adversely affect enjoyment of recreational pursuits in designated open space, so noise exposure levels have been considered in the planning for such open space uses. Open space also can be used to buffer sensitive land uses from noise sources through the use of setbacks and landscaping.

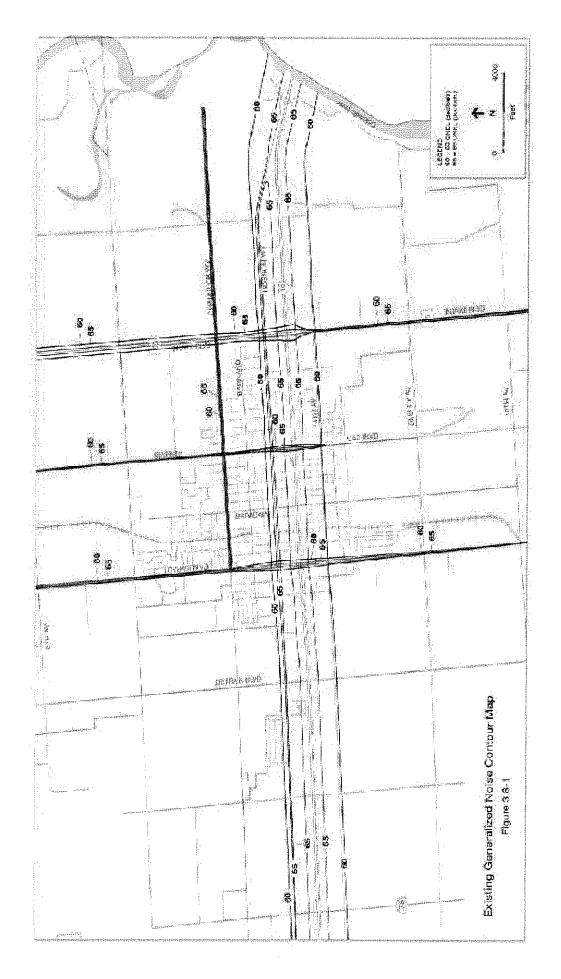
GUIDING POLICIES: Noise

- 1. Policy: Protect the citizens of the City of Blythe from the harmful effects of exposure to excessive noise.
- 2. Policy: Protect the economic base of the City of Blythe by preventing the encroachment of incompatible land uses near known noise producing industries, airports, freeways and other sources.

POLICIES AND STANDARDS: Specific

- S-1. Policy: Areas shall be recognized as noise impacted if exposed to existing or projected future noise levels at the property line which exceed 65 dB L_{dn} (or CNEL).
- S-2. Policy: Noise sensitive land uses should be discouraged in noise impacted areas unless effective mitigation measures are incorporated into the specific design of such projects to reduce exterior noise levels to 65 dB L_{dn} (or CNEL) or less and 45 dB L_{dn} (or CNEL) or less within interior living spaces. Areas shall be designated as noise-impacted if exposed to existing or projected future noise levels at the exterior of buildings which exceed 60dB L_{dn} (or CNEL).
- S-3. Policy: New industrial, commercial or other noise generating land uses (including roadways, railroads, and airports) should be discouraged if resulting noise levels will exceed 65 dB L_{dn} (or CNEL) at the boundary areas of planned or zoned noise sensitive land uses.
- S-4. Policy: The City shall enforce applicable State Noise Insulation Standards (California Administrative Code, Title 24) and Uniform Building Code (UBC) noise requirements.
- S-5. Policy: New equipment and vehicles purchased by the City should comply with noise level performance standards consistent with the best available noise reduction technology.
- S-6. Policy: The preferred method of noise control used is thoughtful site design. Secondarily, noise control should be achieved through the use of artificial noise barriers. Site and building design guidelines may include:
 - Noise sensitive land uses should not front onto the primary noise source. Where this is
 not possible, the narrow portion of the building should face the primary noise source, and
 the interior layout should locate the most sensitive areas away from the noise source by
 placing garages, storage facilities, carports or other such areas nearest the noise source.
 - Noise sensitive areas include the following land uses:
 - Residential developments;
 - Schools
 - Hospitals, rest homes, long-term medical care facilities:
 - Churches; and,
 - Other uses deemed noise sensitive by the local jurisdiction.
 - Site design should permit noise to pass around or through a development. This can be achieved by placing the narrow or convex portion of the structure toward the primary noise source.
 - Commercial and industrial structures should be designed so that any noise generated from the interior of the building is focused away from noise sensitive land uses.
 - Two-story residential construction should be avoided, where possible, immediately
 adjacent to arterials or collectors unless an adequate combination of noise attenuation
 procedures is used.
 - When possible, residential cul-de-sacs should be perpendicular to adjacent arterials or collectors.
 - Loading and unloading activities for commercial uses should be conducted in an enclosed loading dock, preferably with a positive seal between the loading dock and trucks.

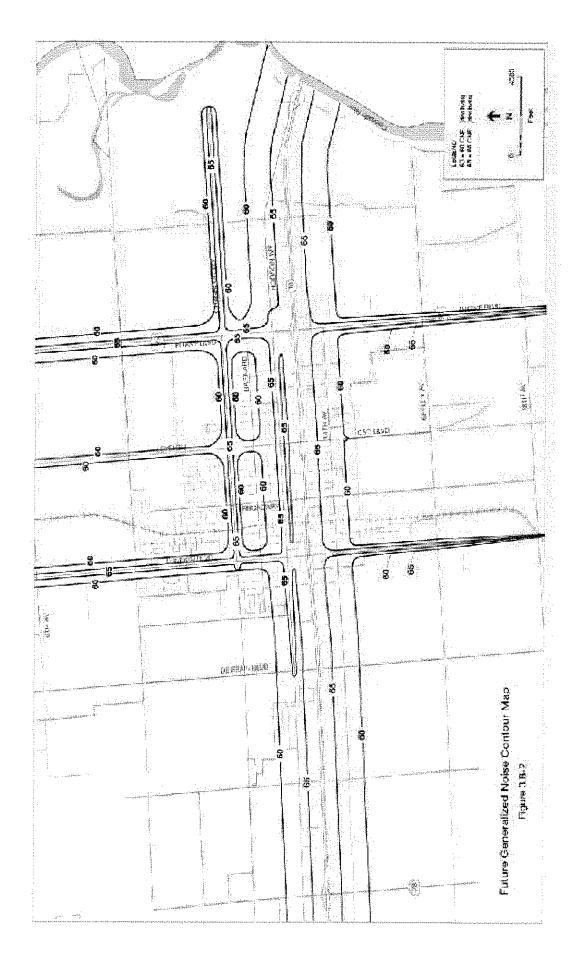
- S-7. Policy: The City shall review all relevant development plans, programs and proposals to ensure their conformance with the policy framework outlined in this Noise Element.
- S-8. Policy: Prior to the approval of a proposed development in a noise impacted area, or the development of an industrial, commercial or other noise generating land use in or near an area containing existing or planned noise sensitive land uses, an acoustical analysis may be required if all of the following findings are made:
 - The existing or projected future noise exposure at the exterior of buildings which will contain noise sensitive uses or within proposed outdoor activity areas (patios, decks, backyards, pool areas, recreation areas, etc.) exceeds 65 dB L_{dn} (or CNEL).
 - Interior residential noise levels resulting from off-site noise are estimated to exceed 45 dBA.
 - Estimated or projected noise levels cannot be reduced to the noise exposure limitations specified in this Noise Element by the application of Standard Noise Reduction Methods. When noise studies are necessary they should:
 - Be the responsibility of the applicant.
 - Be prepared by an individual or firm with demonstrable experience in the fields of environmental noise assessment and architectural acoustics.
 - Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
 - Include estimated noise levels in terms of dB L_{dn} (or CNEL) for existing and projected future (10-30 year hence) conditions, with a comparison made to the adopted policies of the Noise Element.
 - Include recommendations for appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.
 - Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.
 - The acoustical analysis should be prepared as early in the project review or permitting process as possible, so that noise mitigation measures may be an integral part of the project design rather than an afterthought.
- S-9. Policy: Development on the Blythe Municipal Airport shall conform with the *Blythe Airport Master*Plan to minimize the impact of airport operation on noise sensitive land uses.
- S-10. Policy: Proposed land uses within the Airport Influence Area shall be reviewed for consistency with the Noise Compatibility Criteria set forth in Table 8.2-2, with Figure 8-5 *Ultimate Noise Impacts* used as a review guide.
- S-11. Policy: Land uses that are compatible with higher noise levels will be located adjacent to major roads and other significant noise sources.



Existing Generalized Noise Contours

Figure 8-1

City of Blythe General Plan 2025 December 2006



Future Generalized Noise Contours

Figure 8-2

City of Blythe General Plan 2025 December 2006

8.2 LAND USE COMPATIBILITY GUIDELINES

Table 8.2-1 is provided as a reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-65 dB L_{dn} (or CNEL) or below are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communication to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 dB L_{dn} (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of L_{dn} or CNEL for residential and other noise sensitive land uses in the City of Blythe are defined in the policy statements section below. Specific noise level criteria are based upon the recommendations of the State of California, U.S. Department of Housing and Urban Development, U.S. Environmental Protection Agency and the results of field observations conducted during the preparation of this Element.

GUIDEING POLICIES: Land Use Compatibility

The following policy statements reflect the commitment of the City of Blythe to the goals outlined above:

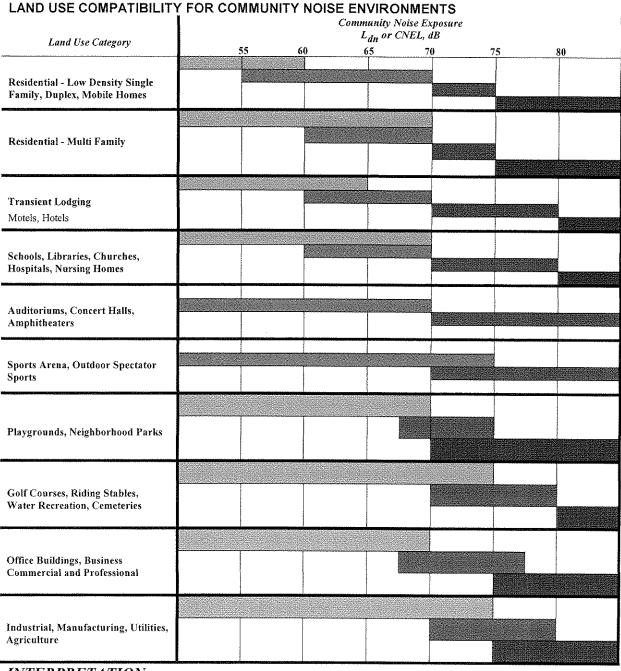
- 1. Policy: Areas within the City of Blythe shall be designated as noise-impacted if exposed to existing or projected future noise levels at the exterior of buildings which exceed 60 dB L_{dn} (or CNEL). Maps which indicate areas exposed to existing or projected future noise levels exceeding 60 dB L_{dn} (or CNEL) for the major noise sources identified in Figures 8-1 and 8-2 are included in Appendix C of this document.
- 2. Policy: New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the specific design of such projects to reduce noise levels to 60 dB L_{dn} (or CNEL) or less within outdoor activity areas and 45 dB L_{dn} (or CNEL) or less within interior living spaces. Where it is not possible to reduce exterior noise levels within outdoor activity areas to 60 dB L_{dn} (or CNEL) or less after the practical application of the best available noise reduction technology, an exterior noise level of up to 65 dB L_{dn} (or CNEL) will be allowed. Under no circumstances will an interior noise level exceeding 45 dB L_{dn} (or CNEL) be allowed with the windows and doors closed. It should be noted that in instances where the windows and doors must remain closed to achieve the required acoustical isolation, mechanical ventilation or air conditioning must be provided.
- 3. Policy: New development of industrial, commercial or other noise-generating land uses (including roadways, railroads and airports) will not be permitted if resulting noise levels will exceed 60 dB L_{dn} (or CNEL) at the boundary of areas containing or planned and zoned for residential or other noise-sensitive land uses.
- 4. Policy: Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with the recommendations of the California Office of Noise Control.
- 5. Policy: The City of Blythe shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB L_{dn} (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels or motels. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards concerning the transmission of



airborne sound and structure-borne impact noise. Title 24 requires that conformance with the above-described standards be documented by the submission of an acoustical analysis whenever new multi-family dwellings, condominiums, hotels or motels are proposed for areas within the 60 dB L_{dn} (or CNEL) contour of a major noise source as determined by the local jurisdiction.

- 6. Policy: New equipment and vehicles purchased by the City of Blythe shall comply with noise level performance standards consistent with the best available noise reduction technology.
- 7. Policy: In conformance with the directives of State planning law, the City of Blythe shall ensure that the Noise Element is consistent with and does not conflict with other elements of the City's General Plan.
- 8. Policy: As required by and pursuant to Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4 and 1353 of the Civil Code, airport proximity should be disclosed in conjunction with certain real estate transactions within the Airport Influence Area.

TABLE 8.2-1



INTERPRETATION

Normally Acceptable

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the nosie reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable

New construction or development should generally not be undertaken.

Source: Office of Planning and Research, State of California General Plan Guidelines, appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, 1990.

TABLE 8.2-2
AIRPORT INFLUENCE AREA - SUPPORTING COMPATIBILITY CRITERIA - NOISE

50-55

++

55-60

O

Land Use Category

single-family, nursing homes, mobile homes

Residential*

CNEL (dB)

60-65

65-70

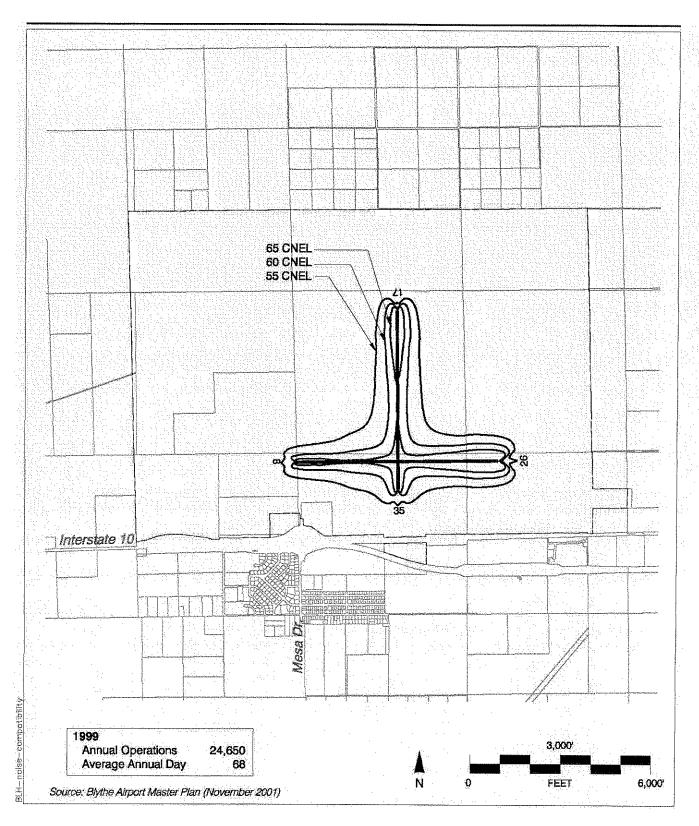
70-75

SH	igle-family, nursing homes,	mobile homes	++	O						
multi-family, apartments, condominiums			++	+	O					
Publi										
	c hools, libraries, hospitals		+	O						
	urches, auditoriums, concert	+	0	0		W 144				
	insportation, parking, cemete	++	+	++	Ō	Ō				
aa	insportation, parking, confec		'							
Comr	mercial and Industrial									
of	offices, retail trade service commercial, wholesale trade,			+	О	О	Ō			
sei				++	-1-	O				
	warehousing, light industria									
ge	general manufacturing, utilities,			++	++	+	+			
	extractive industry									
Agric	ultural and Recreational									
	opland		++	++	++	+ +	+			
livestock breeding parks, playgrounds, zoos			+ +	+	O	O	_			
			++	+	+	Ö	_			
_	lf courses, riding stables, wa	++	+ + + O	+- -+-	0	O -				
	tdoor spectator sports	++								
	phitheaters	+								
···										
Land Use Acceptability			Interpretation/Comments							
++	Clearly Acceptable	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.								
+	Normally Acceptable	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.								
0	Marginally Acceptable	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.								
~-	Normally Unacceptable	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.								
	Clearly Unacceptable	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be arreliable of the control of th								

it should be prohibited if outdoor activities are involved.

^{*} Subtract 5 dB for low-activity outlying airports (Chiriaco Summit and Desert Center)

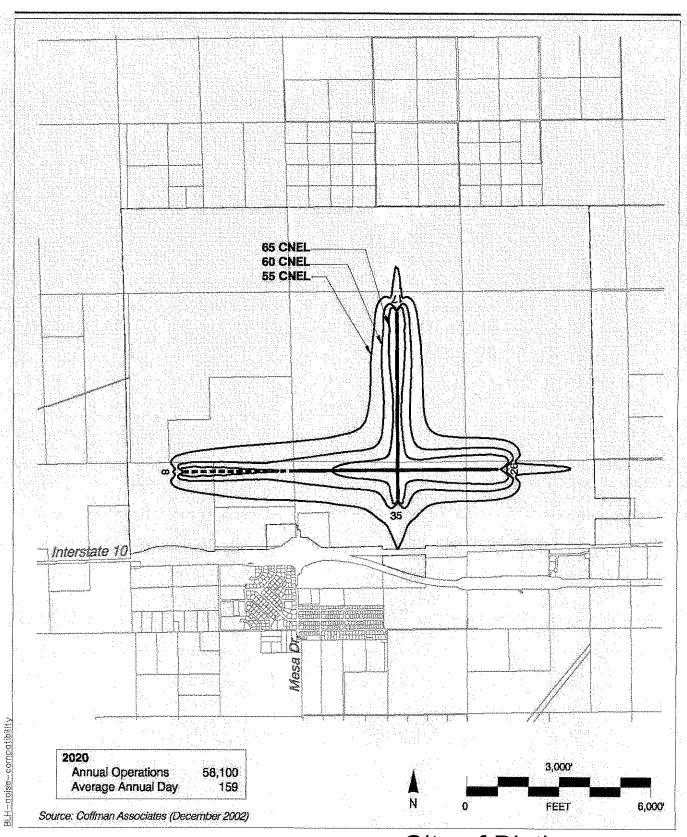
Source: Table 2B - Riverside County Airport Land Use Compatibility Plan (Adopted October 2004)



Existing Noise Impacts

Figure 8-3

City of Blythe General Plan 2025 December 2006

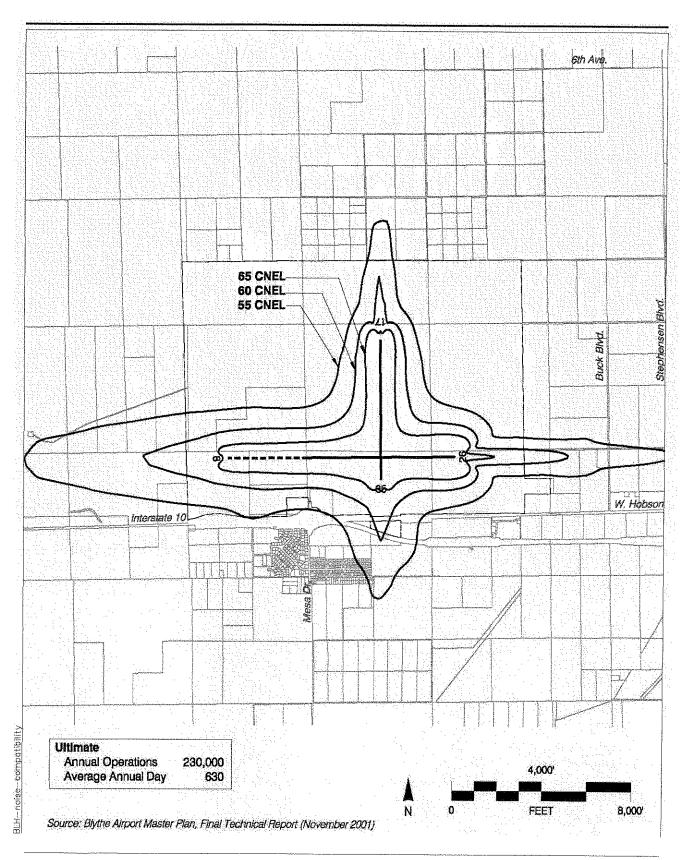


Future Noise Impacts

Figure 8-4

City of Blythe General Plan 2025 December 2006

66



Ultimate Noise Impacts

Figure 8-5

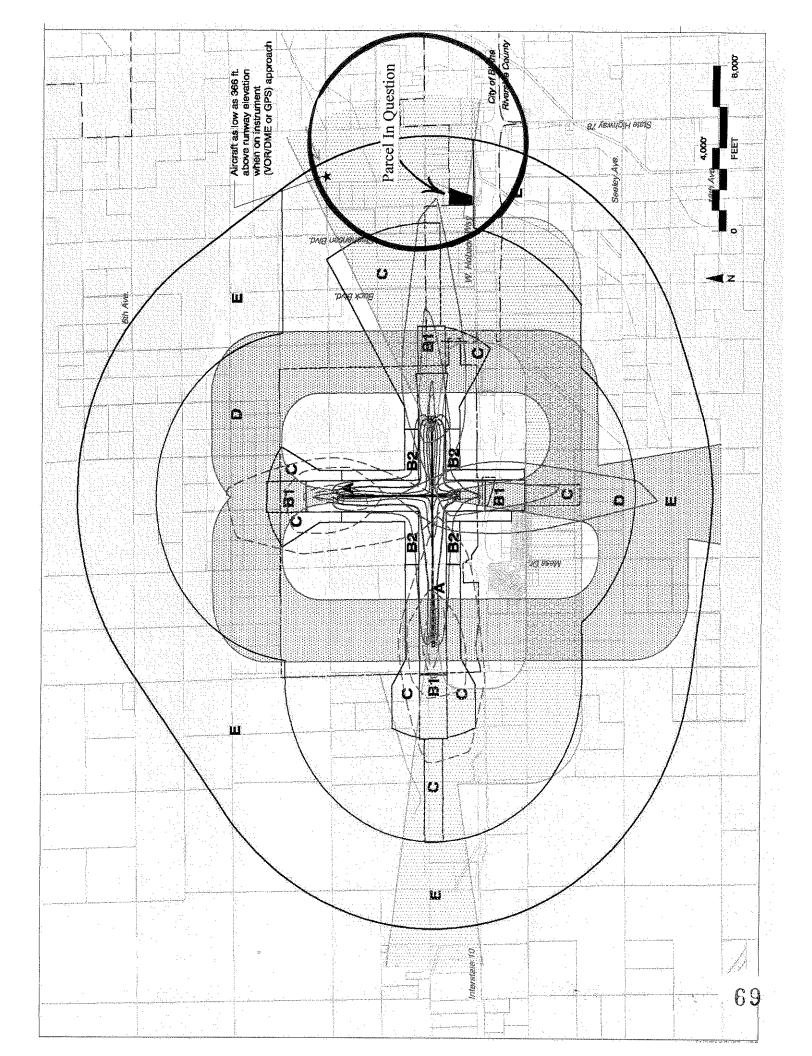
City of Blythe General Plan 2025 December 2006 Airport Land Use Commission - Condition No. 3

The third condition addresses a land use compatibility/density issue wherein a 15 acre parcel within the Airport Influence Area has a zoning designation of Rural Residential; allowing a maximum overall density (although not under current conditions) of 30 units (one per acre) and a density under current conditions of one unit per 2.5 acres for a maximum of six units. The parcel in question, shown on the following page, lies within Compatibility Zone D, which prohibits the development of residential uses at an overall density greater than one dwelling unit per five acres and less than five dwelling units per acre, unless the designation reflects an approved project (which this RR designation does not). It should be noted that pursuant to the ALUCP, second units do not count toward the overall maximum density in this zone.

In order for General Plan 2025 to be found consistent with the 2004 ALUCP, the zoning designation/density of the 15 acre parcel (APN 824-110-003) needs to be addressed. Options for addressing the land use compatibility/density issue are:

- 1. Agricultural Designation: If the parcel in question were designated Agriculture, one unit per five acres would be allowed pursuant to General Plan 2025; and one guest house or second unit would also be allowed pursuant to Section 17.08.010 of the Zoning Ordinance. Changing the designation to Agriculture would prevent subdivision of the property into parcels of less than five acres, but would allow the density under current conditions to remain the same (giving consideration to the second unit provision of the ALUCP).
- 2. **Policy:** Develop a parcel specific policy in General Plan 2025 that would prohibit the subdivision of APN 824-110-003 to less than five acre parcels.
- 3. **Low Density Residential:** Re-designate the parcel to Low Density Residential (RL1-minimum 7,800 s.f. lots) which would allow the parcel to be compatible with the Zone D "no less than 5 units per acre" provision.

In staff's view, option one is the most reasonable action to be taken, in that it meets the requirement for land use compatibility/density as it relates to the Airport Influence Area; while maintaining the current allowed density on the site in question.



MINUTES DECEMBER 5, 2006 BLYTHE PLANNING COMMISSION MEETING

The December 5, 2006, meeting of the Blythe Planning Commission was called to order at 6:00 p.m. in the Council Chamber at City Hall by Chairman Copple. The Pledge of Allegiance was led by Commissioner Maley. In attendance were Chairman Copple, Vice Chairperson Jessop-Watkins, Commissioner Maley and Commissioner Vikse. Staff members in attendance were Assistant City Manager Hull, Planning Director Wellman, Acting City Engineer Aaby and Commission Secretary Burrow.

CONSENT CALENDAR:

- 1. Posting of the Agenda: The summary of agenda items was posted on the outside public entrance to the Council Chamber and near the inside entrance to the Council Chamber on Friday, December 1, 2006.
- 2. Approval of the minutes of the regular meeting held November 8, 2006.
- 3. Building permit activity report November 2006.

There was no public comment.

Vice Chairperson Jessop-Watkins made a motion for approval of the Consent Calendar, seconded by Commissioner Vikse. 4-0 Aye vote with Vice Chairperson Jessop-Watkins abstaining from participation in the vote on Consent Calendar item 2.

PUBLIC HEARING:

General Plan (G/P) / Colorado River Corridor (Area) Plan (CRCP) / Program Environmental Impact Report (PEIR) - Director Wellman together with Dr. Jeff Harvey of Harvey Consulting Group, provided a power point presentation regarding the process, purpose and function of the General Plan document and the associated environmental document. Subsequent to said presentation, Chairman Copple opened the matter for Public Hearing. As a follow-up to written correspondence from Mr. Geoffrey Vanden Heuvel to Director Wellman, a copy of which each Commissioner received at the table. Mr. Vanden Heuvel addressed the Commission regarding modification to the designations applied to two separate parcels under his ownership on 11th Avenue. Specifically, the request was to modify the proposed Agricultural (A) and Rural Residential (RR) designations [both] to Residential Estate (RE). Director Wellman indicated staff's willingness to support reversion to the current designation of Rural Residential (RR) on a portion of Assessor's Parcel Number's 857-020-013 and -017, but indicated that staff would not support a change in designation from A to RE on that portion of Assessor's Parcel Number 857-020-017 in question. Director Wellman stated that if Mr. Vanden Heuvel's request were honored [at this time], the City would forfeit its right to require public facilities to be a component of future development of the 55+ acres in question. Director Wellman indicated to the Commission and Mr. Vanden Heuvel the no moratorium on designation changes was proposed with adoption of General Plan 2025 and as such, development of the site [in the future] at a higher density would not be precluded. There having been no further public comment offered, the Public Hearing was closed.

Vice Chairperson Jessop-Watkins requested clarification on the zoning designations involved with Mr. Vanden Heuvel's request. Open discussion was held between members of the Commission and City staff. The Commission concurred to keep Mr. Vanden Heuvel's property at its current zoning and General Plan designations. Vice Chairperson Jessop-Watkins extended her appreciation to those parties involved in the General Plan 2025, Colorado River Corridor (Area) Plan and associated environmental document completion process. Vice Chairperson Jessop-Watkins entered a motion to recommend that the City Council consider the Program Environmental Impact Report for General Plan 2025 and the Colorado

River Corridor (Area) Plan for Certification. Commissioner Maley seconded the motion. 4-0 aye vote. Subsequently, Vice Chairperson Jessop-Watkins entered a motion recommending that the City Council adopt General Plan 2025 and the Colorado River Corridor (Area) Plan. Commissioner Maley seconded the motion. 4-0 aye vote.

ORAL REPORTS:

Director Wellman reminded the Commission of the pending December 6, 2006, City Council Public Hearing at 6:00 p.m. regarding the Eastern Gateway Retail Center Project (Wal-Mart Supercenter). Additionally, the Commission was reminded of the Special Meeting of the Planning Commission set for 6:00 p.m. on December 13, 2006. Director Wellman provided an update on the Planning Commission appointment schedule. Interviews for the vacancies will be held in January, 2007, with seating of the newly appointed Commissioners to take place at the regular meeting in February, 2007. There will be no Planning Commission meeting scheduled in January 2007.

Commissioner Maley thanked Director Wellman and Jr. Planner Burrow for their hard work and the assistance extended to him during his first year as a Planning Commissioner. Commissioner Vikse mirrored the same comment. Vice Chairperson Jessop-Watkins expressed her satisfaction of the East Blythe sidewalk project completion and the job well done. Additionally, Vice Chairperson Jessop-Watkins commented on the exceptional float entry by the Yellow Ribbon Committee at the recent Christmas Parade and the progress exerted in the development of both the El Rancho Estates Mobile Home Park and the Chanslor Place Subdivision.

Vice Chairperson Jessop-Watkins offered comment on a recent violation witnessed at the public dump station located at Miller Park and requested that the Public Works Department monitor the use of said station for further violations.

Assistant City Manager Hull advised the public and Commission of Director Wellman's recent accomplishment in passing her test and receiving her AICP (American Institute of Certified Planners) certification.

PUBLIC COMMENT:

The Public Comment period was opened by Chairman Copple. There having been no comment received, Chairman Copple then closed the Public Comment period of the meeting.

ADJOURN:

The meeting was adjourned at 6:45 p.m.

Final Program Environmental Impact Report General Plan 2025

January 2007

State Clearinghouse #2005121090

Prepared For:

The City of Blythe 235 North Broadway Blythe, California 92225

Prepared By:

HCG, LLC Sacramento & San Diego

INTRODUCTION TO THE FINAL PROGRAM EIR AND RESPONSES TO COMMENTS ON THE DRAFT PROGRAM EIR

The City of Blythe filed a Notice of Completion (NOC) with the Governor's Office of Planning and Research, State Clearinghouse on October 11, 2006, indicating that the Draft Program EIR for the City of Blythe General Plan 2025 was complete and available for review. A copy of the stamped NOC is provided below. The Draft Program EIR was made available for public review and comment for a period of 48-days [allowing several extra days to account for the Thanksgiving holiday] beginning on October 11, 2006 and ending on November 27, 2006.

The City filed a Notice of Availability (NOA) and Public Meeting to the Riverside County Clerk on October 11, 2006. A copy of this stamped NOA is provided below.

On November 1, 2006, the City held a Public Workshop to review the Draft Program EIR and an Informational Presentation was made to the Planning Commission on November 8, 2006, at 235 North Broadway, in the City of Blythe.

Comment letters on the Draft Program EIR were received from the following agencies:

- Native American Heritage Commission;
- Riverside County Flood Control and Water Conservation District;
- California Department of Toxic Substances Control; and,
- California Department of Transportation.

The Final Program EIR dated January, 2007, consists of:

- The Draft Program EIR dated October 11, 2006 including all Appendices;
- All comment letters received on the Draft Program EIR;
- Responses to all comment letters received on the Draft Program EIR.

The City of Blythe Planning Commission held a formal Public Hearing to consider its recommendation to the City Council regarding consideration of this Program EIR on December 5, 2006, at the Blythe City Council Chambers, 235 North Broadway, Blythe, California 92225. Questions regarding the Final Program EIR should be directed to the attention of:

Ms. Jennifer Wellman, AICP, Planning Director City of Blythe 235 North Broadway Blythe, California 92225 Telephone: 760-922-6130

Final Program EIR City of Blythe General Plan 2025 December 18, 2006 Page 1 of 30

RESPONSES TO COMMENTS ON THE CITY OF BLYTHE GENERAL PLAN 2025 DRAFT PROGRAM EIR

INTRODUCTION

All agencies commenting on the Notice of Preparation (NOP) issued on December 16, 2005, were sent a copy of the Notice of Availability (NOA) and Public Meeting indicating that the Draft Program EIR was available for public review. The complete NOA mailing list is attached at the end of this chapter. In addition, the City notified the Palo Verde Times that the Draft Program EIR was available for review and that a public meeting was scheduled for November 1, 2006.

The Draft Program EIR has been made available for review since October 11, 2006, at the following locations:

City of Blythe Planning Department 235 North Broadway Blythe, California 92225 Palo Verde Valley District Library 124 West Chanslorway Blythe, California 92225

LIST OF DRAFT PROGRAM EIR COMMENTORS

The agencies and individuals listed below provided written comments to the City on the Draft Program EIR. Each comment letter received by the City was assigned a letter (Letter A, B, C, etc.) as indicated below. Each specific comment on the Draft Program EIR was assigned a unique identifying number (e.g., Comment A-1, Comment A-2, etc.).

The comment numbers are provided on the right hand side of each letter. Responses to each comment are labeled with the corresponding letter code and comment number.

LETTER	AGENCY / ORGANIZATION	DATE OF LETTER
A	Native American Heritage Commission	October 17, 2006
В	Riverside County Flood Control and Water Conservation District	October 31, 2006
С	California Department of Toxic Substances Control	November 17, 2006
D	California Department of Transportation.	November 27, 2006
Е	Riverside County Waste Management Department	December 27, 2006

Notice of Completion & Environmental Document Transmittal Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 SCH # 2005121090	*			RIVERSIDE COUNTY	
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Final Program EIR
City of Blythe General Plan 2025
January, 2007
Page 3 of 30

		Appendix C, cont	inved	
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Boating & Walerways, Departm	nent of	Office of Public School Construction		
California Highway Patrol		Parks & Recreation		
X Caltrans District #		Pesticide Regulation, Department of		
Caltrans Division of Aeronautic	cs.	Public Utilities Commission		
Onlirans Planning (Headquarter	rs)	Reclamation Board		
Coschella Valley Mountains Co	onscreancy	X Regional WQCB # 7		
Coestal Commission		X Resources Agency	a:	
X Colorado River Board		S.F. Bay Conscrustion & Development Commission		
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Corrections, Department of	₹.	Sun Joaquin River Conservancy		
Delta Protection Commission		Santa Monica Mountains Conservancy		
Education, Department of		State Lands Commission		
Energy Commission 6		SWRCB: Clean Water Grants		
Fish & Game Region #) j	SWRCB: Water Quality		
Food & Agriculture, Departmen	n of	SWRCB: Water Rights		
Forestry & Fire Protection		Tahot Regional Planning Agency		
General Services, Department of	**	X Toxic Substances Control, Department of		
Health Services, Department of	-	Water Resources, Department of		
Housing & Community Develo	Property (control of the control of	Other		
Integrated Waste Management : X Native American Heritage Com	A 2 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Other		
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CITY OF BLYTHE



Notice of Availability and Public Meeting

Draft Program Environmental Impact Report City of Blythe General Plan 2025

The City of Blythe (City) has prepared a Draft Program Environmental Impact Report (EIR) for the City of Blythe General Plan 2025. General Plan 2025 is an all inclusive update to the City's 1989 Comprehensive Plan and will guide the long-term development of the City. Sphere of Influence and three new Planning Areas through land use planning, policy implementation and establishment of development guidelines through 2025. The General Plan 2025 planning area encompasses approximately 27 square-miles of incorporated lands, 20 square-miles of lands within the Sphere of Influence and three new Planning Areas encompassing 8,825 acres anticipated to be annexed into the City limits in the future. General Plan 2025 includes an Area Plan for the Colorado River Corridor area. The Colorado River Corridor planning area is approximately 5,344 acres in size and contains approximately 12-miles of Colorado River-front lands within the City limits and existing Sphere of Influence. General Plan 2025 includes the following Elements:

- Community Design;
- Land Use:
- · Parks and Recreation:
- Open Space and Conservation;
- Safety;
- Noise
- Colorado River Corridor (Area) Plan; and,
- Housing Element. (Note: The Housing Element was updated and adopted in 2004 and therefore is not being updated as a part of General Plan 2025.)

As the Lead Agency, the City submitted a Notice of Completion (NOC) of an EIR to the Governor's Office of Planning and Research, State Clearinghouse on October 11, 2006. A 45-day public review and comment period on the Draft Program EIR is required by State law and will run through November 27, 2006. Late comments will be considered at the discretion of the City of Blythe. The Draft Program EIR is available for review at the following locations:

City of Blythe Planning Department 235 North Broadway Blythe, California 92225

Palo Verde Valley District Library 124 West Chanslorway Blythe, California 92225

The City will also conduct a public informational meeting on November 1st at 6:00 pm at the City of Blythe, City Council Chambers, 235 North Broadway, Blythe, California 92225. The City will accept written comments during the 45-day public review period at the following address:

Ms. Jennifer Wellman, Planning Director, City of Blythe 235 North Broadway Blythe, California 92225 (760) 922-6130 (Telephone) & (760) 922-6334 (Facsimile)

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Project Description: City of Blythe General Plan 2025

The City of Blythe has prepared General Plan 2025 which is an all-inclusive update to its 1989 Comprehensive Plan. General Plan 2025 will guide the long-term development of the City, including its' entire Sphere of Influence and three new Planning Areas through land use planning, policy implementation and establishment of development guidelines applicable through 2025. The General Plan 2025 planning area encompasses approximately 27 square-miles of incorporated lands, 20 square-miles of lands within the Sphere of Influence and three new Planning Areas encompassing 8,825 acres anticipated to be annexed into the City limits in the future.

General Plan 2025 includes an Area Plan for the Colorado River Corridor area. The Colorado River Corridor planning area is approximately 5,344 acres in size and contains approximately 12-miles of Colorado River-front lands within the City limits and existing Sphere of Influence.

General Plan 2025 includes the following Elements:

- · Community Design;
- . Land Use;
- · Open Space;
- · Parks and Recreation;
- Open Space and Conservation;
- Safety;
- Noise;
- Colorado River Corridor (Area) Plan, and,
- Housing Element. (Note: The Housing Element was updated separately and adopted in November 2004, and therefore is not being updated as a part of General Plan 2025.)

The policies of General Plan 2025 reflect the following overall themes:

- Sustainable Development that Balances Growth and Conservation;
- Resource-based Planning;
- Protection of Agricultural and Natural Resources;
- Enhancement of Community Character and Identity;
- Neighborhood-oriented Development;
- Economic Development; and,
- Fostering Development Patterns that Offer Alternatives to Automobile Use.

Notice of Completion State Clearinghouse # 2005121090 October 11, 2006

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COMMENT LETTERS & RESPONSES

Each of the five comment letters is presented below, followed by the City's formal response to those comments. Copies of the individual responses have been sent to the commenting agencies at least 10 days prior to the City Council's consideration of this Final Program EIR for certification as required by CEQA Guidelines, Section 15088 (b).

RECEIVED

Comment Letter A

DCT 2 3 2006

CITY OF BLYTHE DEV. SER

STATE OF CALIFORNIA

Amold Schwarzenegger, Gaverner

NATIVE AMERICAN HERITAGE COMMISSION 915 CAPITOL MALL, ROOM 964 SACRAMENTO, CA 95814 (915) 653-4082

Fax (916) 657-5390 Web Site visse natic can gov e-mail: da_natic@pacbell.nat



October 17, 2006

Ms. Jennifer Wellman, Planning Director City of Blythe 235 North Broadway Blythe, CA 92225

Re: SCH#2005121090; CEQA Notice of Completion; Draft Environmental Impact Report (DEIR) for General Plan 2025; City of Blythe; Riverside County, California

Dear Ms. Wellman::

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS). The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

 If a survey is required to determine whether previously unrecorded cultural resources are present.

If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:

* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: <u>USGS 7.5-minute quadrangle citation</u> with name, township, range and section.

The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with <u>Native American</u> <u>Contacts on the attached list</u> to get their input on potential project impact, particularly the contacts of the on the list.

Teach of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of
accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f).
 In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native
American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

 Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

 CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human A-1

A-2

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 8 of 30

Comment Letter A

remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated

grave liens.

V Health and Safety Code \$7050.5, Public Resources Code \$5097.98 and Sec. \$15064.5 (d) of the CECIA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

V Lead agencies should consider avoidance, as defined in \$ 15370 of the CECIA Guidelines, when significant cultural resources are discovered during the course of protect bianning.

resources are discovered during the course of project planning.

Please feel free to contact me at (916) 553-6251 if you have any questions.

Cc. State Clearinghouse Attachment: List of Native American Contacts

A-2

RESPONSE TO COMMENT LETTER A

NATIVE AMERICAN HERITAGE COMMISSION

Response A-1: During the preparation of the Program EIR, the City of Blythe coordinated with the California Historic Resources Information Center (CHRIS), Eastern Information Center (EIC) at the University of California at Riverside. A records search of the entire geographic area covered by the General Plan 2025 was conducted by the EIC at the request of the City. Cultural resources information provided by the EIC was included in Chapter 3.4 and Appendix C of the Program EIR. While no significant impacts were identified, mitigation measures to ensure impacts to any unknown, subsurface cultural resources are minimized and/or avoided was included in the Program EIR. See also Response A-2 below.

Response A-2: In December 2005, the City sent a letter to the Native American Heritage Commission (NAHC) informing them that the City was completing a comprehensive update to its General Plan as defined in Government Code §65300 et seq., and was therefore subject to Government Code §65352.3 to consult with Native American groups. The City formally requested from the NAHC a list of Native American groups and tribes that are on the "SB 18 Consultation List" so that any tribes with traditional lands or cultural places located within the City of Blythe's jurisdiction could be contacted.

The NAHC provided a formal response directing the City to contact three local Native American tribal representatives and also requested that the City contact the Imperial Valley College Desert Museum and the Eastern Information Center at U.C. Riverside. All groups have been contacted and the results of the research are included in this Chapter of the Program EIR. No response from any local Native American group was received. The Imperial Valley College Desert Museum representatives also directed the City to coordinate with the EIC as the source of more comprehensive records for the Blythe area.

A records search conducted in April 2006 by the Eastern Information Center (EIC) of the General Plan planning area found that 17 cultural resource studies have been conducted and 78 cultural resource properties are recorded within the area. No properties within the planning area are listed in the National Register of Historic Places (NRHP). Three sites were listed in the Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE), however, they are ineligible for listing on the NRHP. Forty-three properties are listed in the OHP Directories of Properties in the Historic Property Data File (HPD). These resources are listed in Table 3.4-1 of the Draft Program EIR.

Comment Letter B

WARREN D. WILLIAMS General Manager-Chief Engineer



1995 MARKET STREET RIVERSIDE, CA 92501 951,955,1200 951,788,9965 FAX www.floodcontrol.co.riverside.ca.us

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

October 31, 2006

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Ms. Jennifer Wellman, Planning Director City of Blythe 235 North Broadway Blythe, CA 92225

CITY OF BLYTHE DEV. SEA

Dear Ms. Wellman:

Re:

Notice of Availability of a Draft Environmental Impact Report for the City of Blythe General Plan 2025

This letter is written in response to the Notice of Availability of a Draft Environmental Impact Report (DEIR) for the City of Blythe General Plan 2025. The General Plan 2025 is an all inclusive update to the City's 1989 Comprehensive General Plan and will guide the long-term development of the City, Sphere of Influence and three new planning areas through land use planning, policy implementation and establishment of development guidelines through 2025.

The Riverside County Flood Control and Water Conservation District (District) has the following comment:

Please be advised that a floodplain study entitled "Flood Plain Information, Colorado River, Palo Verde Dam to Imperial Dam" was conducted in October 1974 and includes the proposed General Plan area. The study includes Colorado River floodway and floodway fringe limits as delineated by the flood hazard areas shown on the map prepared as part of the study. For additional information regarding this matter please contact Mekbib Degaga of the District's Floodplain Management Section at 951.955.1265.

B-1

Thank you for the opportunity to review the DEIR. Please forward any subsequent environmental documents regarding the project to my attention at this office. Any further questions concerning this letter may be referred to Jason Swenson at 951.955.8082 or me at 951.955.1233.

Very truly yours,

TERESA TUNG Senior Civil Engineer

c: TLMA Attn: David Mares Mekbib Degaga

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Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 11 of 30

RESPONSE TO COMMENT LETTER B

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Response to Comment B-1: The Riverside County Flood Control and Water Conservation District indicates that a 1974 floodplain study entitled Flood Plan Information, Colorado River, Palo Verde Dam to Imperial Dam was conducted and includes the area covered by General Plan 2025. The City is aware of this referenced technical report. However, the City relied primarily on an updated technical report produced by the United States Department of the Interior entitled Colorado River Floodway Task Force, Public Law 99-450" dated August 20, 1990 in its' efforts to establish minimum finished floor elevations for new construction on lands along the Colorado River in the planning area covered by General Plan 2025.

Comment Letter C





Department of Toxic Substances Control

Maureen F. Gorsen, Director 8800 Cal Center Drive Sacramento, California 95826-3200.



November 17, 2006

RECEIVED

NOV 2 1 2006

CITY OF BLYTHE DEV. SER

Ms. Jennifer Wellman Planning Director City of Blythe 235 North Broadway Blythe, California 92225

NOTICE OF COMPLETION OF AN ENVIROMENTAL IMPACT REPORT FOR THE CITY OF BLYTHE GENERAL PLAN 2025 PROGRAM (SCH#2005121090)

Dear Ms. Weilman:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Completion of an Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The City of Blythe has prepared General Plan 2025 which is an all-inclusive update to its 1989 Comprehensive Plan. General plan 2025 will guide the long-term development of the City, including its' entire Sphere of Influence and three new Planning Areas through land use planning, policy implementation and establishment of development guidelines applicable through 2025. The General Plan 2025 planning area encompasses approximately 27 square-miles of incorporated lands. 20 square-miles of lands within the Sphere of influence and three new Planning Areas encompassing 8.825 acres anticipated to be annexed into the City limits in the future. General Plan 2025 includes an Area Plan for the Colorado River Corridor area. The Colorado River Corridor planning area is approximately 5,344 acres in size and contains approximately 12, miles of Colorado River-front within the City limits and existing Sphere of Influence." A majority of the issues identified in DTSC's letter to the City of Blythe, dated January 17, 2006 have been responded to and are addressed in the EIR. DTSC has the following updated comment:

Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489, for the VCA.

C-1

Ms. Jennifer Wellman November 17, 2006 Page 2

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at (714) 484-5477 or email at thom@dtsc.ca.gov.

Sincerely,

Greg Holmes Unit Chief

Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research

State Clearinghouse

P.O. Box 3044

Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief

Planning and Environmental Analysis Section

CEQA Tracking Center

Department of Toxic Substances Control

P.O. Box 806

Sacramento, California 95812-0806

CEQA# 1579

RESPONSES TO COMMENT LETTER C

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Response to Comment C-1: Page 3.9-10 of the Draft Program EIR notes that a records search on the Department of Toxic Substances Control's (DTSC) EnviroStor Database was conducted in April 2006, which resulted in the identification of one (1) contaminated site within the General Plan 2025 planning area. The site is located at the southwest corner of East Hobsonway and Intake Boulevard in the City of Blythe. It is a voluntary soil cleanup for DDT and toxaphene (DTSC 2006). No sites were listed on DTSC's Cortese Hazardous Substances Sites list.

All future developments guided by the *General Plan 2025* are subject to CEQA analysis to determine if the development is located on a hazardous materials site pursuant to Government Code Section 65962.5. In the event that a future development is proposed on a hazardous materials site, provisions of the Riverside County Hazardous Waste Management Plan would be applied, a remediation plan, and/other mitigation measures may be required. No significant impacts related to development of hazardous materials sites are anticipated at the programmatic level.

Comment Letter D

DEPARTMENT OF TRANSPORTATION DIVISION OF AERONAUTICS - M.S.#40 1120 N STREET P. O. BOX 942873 SACRAMENTO, CA 94273-0001 PHONE (916) 634-4959 FAX (916) 653-9531 TTY (916) 651-6827



November 27, 2006

Ms. Jennifer Wellman City of Blythe 235 North Broadway Blythe, CA 92225

Dear Ms. Wellman:

Re: Draft Environmental Impact Report for the City of Blythe General Plan 2025 update; SCH# 2005121090

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety, noise and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public and special use airports and heliports. The following comments are offered for your consideration.

The proposal is for the City of Blythe General Plan 2025 update. The General Plan 2025 update is an all-inclusive update to its 1989 Comprehensive Plan. General Plan 2025 will guide the long-term development of the City, including its entire Sphere of Influence and three new Planning Areas.

In accordance with CEQA, Public Resources Code Section 21096, the Caltrans Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries or if such a plan has not been adopted, within two miles of an airport. The Handbook is a resource that should be applied to all public use airports. The Handbook is published on-line at http://www.dot.ca.gov/hg/planning/aeronaut/.

Government Code Section 65302.3 (a) requires general plans, specific plans and amendments shall be consistent with the adopted airport land use plans adopted or amended pursuant to Section 21675 of the Public Utilities Code. In accordance with Public Utilities Code (PUC) Section 21676, General Plans Amendments must be consistent with the adopted airport land use compatibility plans developed by the Riverside County Airport Land Use Commission (ALUC). This requirement is necessary to ensure that land uses and land use densities are appropriate, given the nature of airport operations.

In addition to submitting the proposal to the ALUC, it should also be coordinated with airport staff to ensure that the proposal will be compatible with future as well as existing airport operations.

D-3

D-2

D-1

"Caltrans improves mobility across Galifornia"

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 16 of 30

Comment Letter D

Ms. Jennifer Wellman November 27, 2006 Page 2

Aviation plays a significant role in California's transportation system. This role includes the movement of people and goods within and beyond our State's network of over 250 airports. Aviation contributes nearly 9 percent of both total State employment (1.7 million jobs) and total State output (\$110.7 billion) annually. These benefits were identified in a study cntitled, "Aviation in California: Benefits to Our Economy and Way of Life," and available on-line at http://www.dot.ca.gov/ho/planning/aeronaut/. Aviation improves mobility, generates tax revenue, saves lives through emergency response, medical and fire fighting services, annually transports air cargo valued at over \$170 billion and generates over \$14 billion in tourist dollars, which in turn improves our economy and quality-of-life.

D-3

The protection of airports from incompatible land use encroachment is vital to California's economic future. Blythe Municipal Airport is an economic asset that should be protected through effective airport land use compatibility planning and awareness. Although the need for compatible and safe land uses near airports in California is both a local and a State issue, airport staff, airport land use commissions and airport land use compatibility plans are key to protecting an airport and the people residing and working in the vicinity of an airport. Consideration given to the issue of compatible land uses in the vicinity of an airport should help to relieve future conflicts between airports and their neighbors.

These comments reflect the areas of concern to the Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

D-4

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-7075.

Sincerely.

RON BOLYARD
Environmental Planner

Ron Bolgard

c: State Clearinghouse, Blythe Municipal Airport, Riverside County ALUC

"Caltrans imponves mobility across California"

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 17 of 30

RESPONSES TO COMMENT LETTER D

CALIFORNIA DEPARTMENT OF TRANSPORTATION

Response to Comment D-1: The City of Blythe leases the Blythe Municipal Airport from Riverside County. As noted in Chapter 3.9 of the Draft Program EIR, the City of Blythe has developed an Airport Master Plan for the Blythe Municipal Airport. *General Plan 2025*, and specifically the Land Use Element (Chapter 3 of the *General Plan*) have been prepared in coordination with, and are consistent with, the 2004 Riverside County Airport Land Use Commission Airport Land Use Compatibility Plan.

The primary objective of the Airport Master Plan is to develop and maintain a long-term development program which will yield a safe, efficient, economical, and environmentally acceptable air transportation facility. The Caltrans *Airport Land Use Planning* Handbook was one of the reference materials used by the City during the course of development of the City's Airport Master Plan. Objectives of the Airport land use plan include ensuring that future development is environmentally compatible with the surrounding areas and to coordinate the Airport Master Plan with other local, regional, State and federal agencies.

The City of Blythe General Plan 2025 adopts by reference the Blythe Municipal Airport Master Plan and has been designed to ensure that future land use planning and development support the community's aviation needs. The General Plan also is designed to serve businesses that value proximity to the Blythe Municipal Airport and hope to capitalize on the growing use of aircraft for shipping and other uses.

The Riverside County Airport Land Use Commission (ALUC) has adopted plans for airport land use compatibility in order to facilitate orderly development in the airport environs and avoid land use conflicts. The ALUC also reviews certain development proposals with the designated referral area. However, once local regulations are consistent with the Airport Land Use Compatibility Plans, project review is not required unless a Plan amendment is proposed posing a potential conflict.

Adoption of the City of Blythe General Plan 2025 would not result in safety hazards or land use incompatibilities within the Blythe Airport area or to private airstrips. The Blythe Municipal Airport is located west of the Blythe municipal boundary and within the Sphere-of-Influence. In addition to being required to be consistent with the 2004 Airport Land Use Compatibility Plan, standard CEQA analysis for future developments would include assessing the potential for safety hazards in the Blythe Airport area on a project-by-project basis.

Response to Comment D-2: Please refer to the Response to Comment D-1 above.

Response to Comment D-3: Please refer to the Response to Comment D-1 above.

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Response to Comment D-4: The City coordinates with the California Department of Transportation (Caltrans) when necessary on specific development proposals that have the potential to affect Caltrans roads and/or road rights-of-way. General Plan 2025 contains long-term programmatic land use plans and land use policies that will guide the development of the City for the next ten years or more. While the Circulation Element of the General Plan has been updated, no changes to Caltrans roadways or rights-of-way are proposed. In addition, the City of Blythe has kept Caltrans informed during the preparation of this EIR through inclusion of Caltrans on the mailing list for the Notice of Preparation (NOP) and the Notice of Completion (NOC) Notice of Availability/Public Meeting.

	Riverside County
Waste N	lanagement Department

Comment Letter E

Hone W. Kernkamp, General Manager-Chief Engineer

December 21, 2006

RECEIVED DEC 27 2006 CITY OF BLYTHE DEV SER

Jennifer Wellman, Planning Director City of Blythe 235 North Broadway Blythe, CA 92225

RE: Draft General Plan 2025 and Draft Program Environmental Impact Report for the General Plan

Dear Ms. Wellman:

The Riverside County Waste Management Department (Department) has reviewed a draft copy of General Plan 2025 of the City of Blythe and a draft Program Environmental Impact Report (PBIR) prepared for the proposed General Plan. The Department offers the following comments for your consideration:

- 1. The discussion of waste management and recycling in the Open Space and Conservation Element of the General Plan focuses on the State's waste diversion mandate and the City's efforts to implement its Source Reduction and Recycling Element and Household Hazardons Waste Element of the Countywide Integrated Waste Management to meet this mandate via various recycling programs. However, it does not clearly demonstrate how solid waste disposal capacity for the General Plan-projected growth of the City over the next 18 to 20 years can be met. Neither does the PEIR, which simply suggests that the projected additional waste generation at General Plan build-out will be insignificant after waste diversion and that "the La Paz County Landfill will serve future development solid waste disposal needs". That the La Paz County Landfill does not have a daily or annual maximum tonnage limit does not prove that it can provide for the future waste disposal needs of the City, since the landfill's remaining capacity or operation life expectancy is not revealed in the analysis.
- 2. The waste generation projection in the PEIR is not comprehensive, as it appears to reflect only the residential component and omit the commercial and other components of the City's wastestream. The PEIR predicts that a maximum of approximately 12 additional tons per day of solid waste would be generated as a result of population growth during the life of the new General Plan. This projection has grossly underestimated the true waste generation capacity of the City. For example, in 2003, Riverside County's Blythe Landfill and other county landfills received almost 20,000 tons of refuse from generators within the City of Blythe. Applying the same per capita generation rate used in the PEIR, this amount of disposed waste alone would be translated into a city population of

F-2

14310 Frederick Suget . Moreno Valley, CA 92553 * (951) 486-3200 * Fax (951) 486-3205 * Fax (951) 486-3230 WHEN PIVEDWIN OFF. Sprinted on recycled paper

Blythe General Plan 2025 and Program EIR December 21, 2006 Page 2 of 2

more than 54,000 people back in the end of 2003. The total waste generated in that year would have been greater than 20,000 tons, considered a portion of the wastestream was already diverted/recycled by the City. Obviously, the waste generation rate used in the PEIR is not in congruence with the actual waste generation capacity of the City of Blythe. Given the underestimation of the City's waste generation potential in the impact analysis, it is essential for the General Plan and PEIR to address the accommodation for the City's future solid waste disposal needs during the life of the General Plan.

E-2

3. The General Plan contains in Section 6.9 an inaccurate statement regarding the Countywide Siting Element. It states that "the Countywide Siting Element to identify preferred sites for new solid waste facilities is not yet complete." The Countywide Integrated Waste Management Plan (CIWMP), of which the Siting Element is a component, was completed and approved by the County Board of Supervisors in 1997 and the California Integrated Waste Management Board in 1998. Implementation of the CIWMP has been going on for the last 8+ years.

E-3

Thank you for the opportunity to comment on both the draft General Plan and the PEIR.

Sincerely.

Sung Key Ma Planner IV

DOC#50127

RESPONSE TO COMMENT LETTER E

RIVERSIDE COUNTY INTEGRATED WASTE MANAGEMENT DEPARTMENT

Response to Comment E-1: The City of Blythe does not maintain any solid waste disposal or processing facilities and as such is reliant on the County and the State to plan and provide for these essential public services critical to the health and welfare of the public. The disposal of municipal solid wastes generated by residents and businesses in the City of Blythe and its Sphere of Influence is anticipated to continue being processed at the La Paz County landfill located in Arizona. According to Allied Waste who operates the facility, the La Paz County Landfill currently has a remaining capacity of 29 million cubic yards and has an expected closure date of 2037.

There are five landfills, materials recovery facilities and transfer stations in California within a 50 mile radius of Blythe in addition to the La Paz County Landfill. The remaining capacity levels (RC) and estimated closure dates (ECD) are shown in the table below (www.ciwmb.ca.gov/SWIS/Search.asp).

FACILITY NAME AND ADDRESS	REMAINING CAPACITY	ESTIMATED CLOSURE DATE
Blythe Sanitary Landfill 1000 Midland Road Blythe, California 92225	2,289,139 cubic yards	2034
Chuckawalla Valley State Prison Facility Wiley Well Road Blythe, California 92225	Data not available	Data not available
Desert Center Landfill 17991 Kaiser Road Desert Center, California 92225	23,246 cubic yards	2011
Palo Verde Solid Waste Site Highway 78 Palo Verde, California 92266	32,368 cubic yards	2006
Palo Verde Transfer Operation Off Palo Verde Stallard Road Palo Verde, California 92283	60 cubic yards daily	Data not available

As noted on Page 3.10-14 of the PEIR for *General Plan 2025* the City advocates the following policies and goals to reduce solid waste generation, by both residential and non-residential land uses in Blythe:

GUIDING POLICY: Waste Management and Recycling

27. Policy: Reduce the generation of solid waste, including hazardous waste, and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.

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Source Reduction and Recycling Element Goals

- Promote effective coordination among the public, private and non-profit sectors to insure effective management and administration of solid waste programs; and
- Support efforts on a local, state and national level for the expansion of recycling markets and increase use of post-consumer secondary materials recovered from the waste stream.

According to a 1999 study by the California Integrated Waste Management Board (CIWMB):

- Statewide disposal rates per residence is 0.46 tons/units/year; and
- Riverside County residential disposal rates are 0.41 tons/residence/year which is below the State average.

Disposal rates include all materials discarded and does not take into account materials which are later sorted and moved to other facilities, such as transfer stations, materials recovery facilities and recycling centers.

TABLE 3.10-15 - SOLID WASTE GENERATION RATES BASED ON PLANNING AREA POPULATION INCREASE					
Year	2005	2010	2015	2020	2025
Population	13,600	15,766	18,277	21,288	24,563
Solid Waste Tonnage Generated Annually	1,916.2	2,221.3	2,575.1	2,999.3	3,460.8
Source: City of Blythe Planning Department, May 2006	1,916.2	2,221.3	2,5/5.1	2,999.3	3,46

Using the information provided by the RCIWMD in the comment letter, the current population disposes of 1.47 tons of waste per person per year. Based on the anticipated population increase over the long-term planning horizon of *General Plan 2025*, an additional 16,116 tons of waste per year could be generated.

The City concludes that adequate remaining capacity exists in the Blythe Sanitary Landfill to accommodate projected population growth and related solid-waste disposal needs even in the unlikely event that La Paz County Landfill was unavailable for the City's use.

Response to Comment E-2: Adoption of the General Plan 2025 would not directly result in the generation of solid waste. However, future individual land development projects will be required to recycle all construction debris generated onsite including wood, metal, concrete and asphalt in compliance with a new "construction and demolition materials recycling" ordinance being developed by the City. Palo Verde Valley Disposal would handle the operational solid waste generated from future developments. The La Paz County Landfill will serve future development solid waste disposal needs as it has no daily or annual maximum tonnage limits on the amount of solid waste that can be processed. At such time as this facility determines an estimated closure date or tonnage maximum (either daily or annually) is established, the City will coordinate with the County of Riverside to evaluate solid waste disposal needs and options.

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 23 of 30 The City has prepared a draft municipal recycling ordinance to reduce the amount of solid waste being landfilled. The City anticipates adopting this ordinance in 2007. According to the CIWMB Jurisdiction Profile for Blythe (http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=49&JUR=Blythe), in 2005 a total of 14,689 tons of sold waste were landfilled which represents a decrease in wastes from 20,000 tons in 2003 as cited in the comment letter.

In 2004, the following solid waste diversion programs were ongoing in Blythe:

- Composting (4)
- Facility Recovery (2)
- Household Hazardous Waste (4)
- Policy Incentives (2)
- Public Education (4)
- Recycling (7)
- Source Reduction (6)
- Special Waste Materials (7)

In each case, Blythe had a greater number of individual waste diversion programs ongoing than the average jurisdiction with a similar profile according to the CIWMB. In 2004, non-residential wastes accounted for 48 percent of the total wastes landfilled with approximately 40 percent of commercial wastes being organic (farm wastes) in-origin. These wastes are expected to remain constant or decrease due to ongoing land fallowing programs in the area.

Development guided by *General Plan 2025* has the potential to increase the population of the area from 13,600 persons to 24,563 persons. The population increase would result in an increase of 4.23 additional tons of solid waste per day as shown in Table 3.10-16 which has been revised using generation rates provided by the CIWMB. It should be noted that this estimate reflects only residential land uses based on current generation rates.

TABLE 3.10-16 ESTIMATED ADDITIONAL RESIDENTIAL SOLID WASTE GENERATION

Additional Population by 2025	Generation Rate* tons/household/year	Year 2025 Additional Generation (tons/year)
10,963	0.41	1,544.62 tons per year
		4.23 tons per day
* Source: CIWMB 2006b Jurisdiction	Profile for City of Blythe A household is	2 91 persons

Current solid waste diversion requirements and the Source Reduction and Recycling Element reduce the amount of solid waste disposed at the landfill. In addition, the PVUSD has joined the City, state prisons, and a waste hauler to divert of 3 tons of milk and juice boxes and more than 40 cubic yards of cardboard from local landfills (CIWMB 2006c).

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To further reduce the amount of waste generated and landfilled, mitigation measures in Chapter 3.10 will be applied by the City and independent recycling requirements will be established as a condition of approval for future individual projects.

The Program EIR has been revised (Page 3.10-25) to reflect the CIWMB generation rates for Riverside County which are estimated at 0.41 tons/residence/year. Using this generation factor, over the planning horizon of *General Plan 2025* could result in an increase of 1,544.6 tons of solid waste per year over current year disposal rates.

Future discretionary projects will also be required, through project-specific CEQA analyses, to evaluate whether the landfill(s) serving the project has sufficient capacity to accommodate solid waste disposal needs. Implementation of *General Plan 2025* policies, the City's SRRE and the mitigation measures contained in Chapter 3.10 of the PEIR would reduce impacts related to solid waste to less than significant levels.

Response to Comment E-3: General Plan 2025 (Section 6.9) has been revised to reflect this updated information.

NOTICE OF COMPLETION

MAILING LIST for the DRAFT PROGRAM EIR GENERAL PLAN 2025

CITY OF BLYTHE OCTOBER 2006

Mr. Steve Cummings Realty Officer, Lands Team Bureau of Reclamation - Yuma Office 7301 Agua Salada Yuma, Arizona 85364-9763

Marjorie Blaine US Army Corps of Engineers 5205 E. Comanche St. Tucson, Arizona 85707

Mr. Raul Alvarado U.S. Dept. of Agriculture, Soil Conservation 200 East Murphy St. Room 102, Box 610 Blythe, California 92225

US Army Corps of Engineers Los Angeles District PO Box 2711 Los Angeles, California 90053-2325

Ms. Terry Roberts, OPR State Clearinghouse 1400 Tenth Street, Suite 222 Sacramento, California 95814

California Department of Transportation District 8 Planning and Lo, California Assistance IGR/CEQA Review 464 W. 4th Street, 6th Floor, MS 722 San Bernardino, California 92401-1400

Mr. Hans Kreutzberg State Historic Preservation Office P.O. Box 942896 Sacramento, California 94296-0001

State of California Air Resource Board PO Box 2815 Sacramento, California 95814 P. Zetner, Division of Water Quality State Water Resources Control Board 1001 "I" St Sacramento, California 95814

California Department of Fish & Game 17050 Davis Rd Moreno Valley, California 92555

California Resources Agency 1416 Ninth St., Room 1311 Sacramento, California 95814

State Lands Commission 100 Home Ave., Ste 100 South Sacramento, California 95825

California Dept. of Food & Agriculture 1220 "N" Street Sacramento, California 95814

State Board of Equalization 450 "N Street MIC:59 Sacramento, California 95814

Environmental Program Coordinator Department of Conservation 801 "K" Street Sacramento, California 92501

California Farm Bureau Federation 2300 River Plaza Drive Sacramento, California 95833

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Eldon Heaston Mojave Desert AQMD 14306 Park Avenue Victorville, California 92392-2310

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 27 of 30 Western Riverside Council of Govs 3880 Lemon Street, # 300 Riverside, California 92501

So. California Gas Co. Riverside Office 3460 Orange Avenue Riverside, California 92506

Mike Edson - Transmission The Gas Company 251 E First St Beaumont, California 92223-2903

CalTrans, District 8 464 W. 4th Street, Ms 1030 San Bernardino, California 92401-1400

S.C.A.G. 818 W. Seventh Street 12th Floor Los Angeles, California 90017

CVAG 73-710 Fred Waring Dr. Ste 200 Palm Desert, California 92260

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Palo Verde Valley Library 125 W. Chanslorway Blythe, California 92225

Final Program EIR City of Blythe General Plan 2025 January, 2007 Page 29 of 30 C.O.E.

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Palo Verde Cemetery District 10700 West 10th Avenue Blythe, California 92225

Riverside County Sheriff Department 260 North Spring Street Blythe, California 92225

Blythe Ambulance Service 129 South First Street Blythe, California 92225

Gordon Beers Palo Verde Valley Disposal Service 14701 South Broadway Blythe, California 92225

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Mayor Robert Crain 235 North Broadway Blythe, California 92225

Vice Mayor Charles Grotke 235 North Broadway Blythe, California 92225

Councilman Deconinck 235 North Broadway Blythe, California 92225

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Sung Key Ma Waste Management Department Riverside County 14310 Frederick Street Moreno Valley, California 92553

RESOLUTION NO. 07-698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FACTS, FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE ENVIRONMENTAL EFFECTS FROM APPROVAL OF CITY OF BLYTHE GENERAL PLAN 2025 AND THE COLORADO RIVER CORRIDOR PLAN

WHEREAS: The City Council of the City of Blythe at a regularly scheduled meeting held on March 27, 2007, conducted a public hearing to consider Certification of the Final Program Environmental Impact Report prepared for *General Plan 2025* and the *Colorado River Corridor Plan*; and,

WHEREAS: Upon hearing and considering all written and oral testimony, argument and comment of all interested agencies, organizations and individuals desiring to be heard, the City Council did consider the following facts to arrive at the following findings to justify adoption of the following statement of overriding considerations regarding the environmental effects from approval of *General Plan 2025* and to justify Certification of the Final Program Environment Impact Report:

Facts, Findings and Statement of Overriding Considerations Regarding the Environmental Effects From Approval of *General Plan 2025* (SCH #2005121090)

SECTION 1 THE PROJECT

A. PROJECT DESCRIPTION

The Proposed Project is a comprehensive update to the City of Blythe's 1989 Comprehensive Plan. The primary differences between General Plan 2025 and the previous 1989 Comprehensive Plan include:

- A planning area that is geographically larger in size;
- Use of a single map for General Plan land use and Zoning classifications;
- An extended planning timeline and plan horizon year;
- Inclusion of an Area Plan covering 5,344 acres of lands along the Colorado River Corridor (Colorado River Corridor Plan);
- Identification of three Planning Areas totaling 8,825 acres outside of the City limits and Sphere of Influence (SOI); and,
- Incorporation of new and modified land use and development related policies.

General Plan 2025 is a twenty-year land use planning and policy framework intended to guide physical growth and development in the City and existing SOI. The incorporated lands within the existing City limits encompass a total of approximately 27 square miles or 17,280 acres. The SOI encompasses approximately 20 square miles or 12,800 acres of land. Together, the City and SOI encompass a total of 47 square miles or 20,080 acres.

The City's SOI surrounds the incorporated city limits and comprises approximately 12,800 acres consisting of mainly undeveloped, sparsely developed and cultivated or fallow lands. The SOI generally extends from the Colorado River on the east, west to and including, the Blythe Airport, and from Second Avenue on the north to Twentieth Avenue on the south. Although these are the general boundaries of the City's SOI, the SOI is irregular in shape and does not encompass the entire area within these boundaries.

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General Plan 2025 identifies three new Planning Areas (PA's) relevant to the City's long term land use planning and policy efforts. These new PA's are anticipated to be added to the City limits in the future due to their proximity to existing City limits, location within or adjacent to high growth regions of Blythe, and logical extensions of City infrastructure and services. One of the planning areas is located north of the existing City limits and/or SOI adjacent to the Colorado River. Another planning area is located south of the existing SOI boundary along the Colorado River. The third planning area is located north and west of the Blythe Municipal Golf Course.

B. PROJECT GOALS AND OBJECTIVES

The primary goals and objectives of General Plan 2025 include:

- Goal 1: Develop a Plan that is geographically comprehensive and applies throughout the entire incorporated area and other areas relevant to the City's planning efforts;
- Goal 2: Develop a Plan that addresses the full range of issues that affect the City's physical development;
- Goal 3: Develop a Plan that balances planning for growth with conservation of resources;
- Goal 4: Develop a Plan that ensures that growth does not erode the qualities of life that make Blythe an attractive place to live and work;
- Goal 5: Develop a Plan that restricts development in resource-sensitive areas to ensure continued viability of the resources;
- Goal 6: Develop a Plan that reaffirms the City's long-standing commitment to protect viable agricultural and natural resources;
- Goal 7: Develop a Plan that sets urban growth limits with new development contiguous to existing urban areas;
- Goal 8: Develop a Plan that enhances the character and identity of the community;
- Goal 9: Develop a Plan that promotes neighborhood-oriented development and locates activities and facilities near the residents who use them; and,
- Goal 10: Develop a Plan that ensures continued economic vitality in Blythe.

SECTION 2 FINDINGS

The Draft Program Environmental Impact Report (PEIR) was prepared and was circulated for public review from October 11, 2006 to November 27, 2006, and a Final PEIR has been prepared. The Final PEIR, dated January, 2007, consists of the following:

- The Draft Program EIR dated October 11, 2006, including all Appendices;
- All comment letters received on the Draft PEIR:
- Responses to all comment letters received on the Draft PEIR; and,
- A Mitigation Monitoring and Reporting Plan.

At a regularly scheduled meeting held on March 27, 2007, the City Council determined that, based on all evidence presented, including, but not limited to the Final PEIR, written and oral testimony given at all meetings and hearings, and submission of testimony from the public, organizations and regulatory agencies, the impacts associated with the Project (summarized in Sections 3 through 7 below) are: (1) less than significant and do not require mitigation; or, (2) potentially significant and each of these impacts will be avoided or reduced to a level of insignificance through the identified mitigation measures; or, (3) significant and cannot be fully mitigated to a level of less-than-significant but will be substantially lessened to the extent feasible by the identified mitigation measures.

SECTION 3 ISSUES ANALIZED

The City determined that the full range of environmental issues would be evaluated at the programmatic level in preparing the PEIR, including:

- Aesthetics;
- Agriculture;
- Air Quality;
- Biological Resources;
- Cultural Resources:
- Geology and Soils:
- Hydrology and Drainage;
- Land Use and Planning;
- Mineral Resources;

- Noise:
- Population and Housing;
- Public Safety and Hazards;
- Recreation:
- Transportation and Circulation;
- Public Services and Utilities;
- Alternatives;
- Cumulative Effects; and,
- Growth Inducement.

SECTION 4 ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

A. AESTHETICS

At the programmatic level, impacts to aesthetic and visual resources will be less-than-significant with implementation of the General Plan and *Colorado River Corridor Plan* Guiding Policies, Implementation Policies and compliance with the zoning ordinance. Future developments are subject to aesthetic and visual resources impact analysis pursuant to CEQA on a project-by-project basis. Specific mitigation measures may be required at that time.

B. BIOLOGICAL

Adoption of the new General Plan will not pose adverse impacts to biological resources in the Blythe planning area, and no specific mitigation measures are required. With implementation of the policies prescribed in the *General Plan 2025*, and adherence to State and federal laws and City standard practices, impacts to biological resources from land development envisioned under this General Plan would be avoided or substantially reduced to less-than-significant levels. Future projects are subject to preparation of site-specific impact analyses and consultation processes for biological resources. Site-specific mitigation measures will be developed for individual projects.

C. LAND USE, AGRICULTURE, RECREATION, POPULATION AND HOUSING

Impacts to land use, agriculture, population, housing and recreation will be less-than-significant at the programmatic level with implementation of the *General Plan 2025* and *Colorado River Corridor Plan* (CRCP) Guiding and Implementation Policies, compliance with the zoning ordinance and City standard practices. No additional measures are required. The significance of subsequent individual projects' impacts to agricultural, land use, population and housing, and recreation resources will be evaluated on a project-by-project basis, at which time specific mitigation measures may be required.

D. PUBLIC SAFETY AND HAZARDS

Impacts to public safety will be less-than-significant at the programmatic level with implementation of *General Plan 2025* and the guiding and implementation policies, compliance with the zoning ordinance and City standard practices. The significance of subsequent individual projects' impacts to public safety

and hazards will be evaluated on a project-by-project basis, at which time specific mitigation measures may be required.

SECTION 5 ENVIRONMENTAL IMPACTS REDUCED TO LESS THAN SIGNIFICANT LEVELS WITH MITIGATION

A. CULTURAL RESOURCES

Finding: Implementation of the following mitigation measure will reduce potential direct, indirect and cumulative impacts to cultural resources to a less-than-significant level:

Mitigation Measure: Land development projects within the City of Blythe should be surveyed systematically by a qualified archaeologist to identify all cultural resources and provide recommendations regarding their significance and management prior to site development.

B. GEOLOGY AND SOILS

Finding: Impacts to Geology and Soils would be reduced to a less-than-significant level with implementation of the following mitigation measure:

Mitigation Measures:

- 1) The City shall require preliminary soil investigations in all areas of the City that have expansive, liquefiable or otherwise substandard soils conditions. The reports shall contain recommendations for remedying soil conditions to ensure the stability and integrity of any proposed permanent structures.
- 2) For land development projects adjacent to PVID canals and/or drains, developers shall be required to either raise the elevation of the building pads that are adjacent to the PVID canal/drain to levels that are sufficient to avoid flooding or inundation of any structures, or construct a concrete or sheet pile slump wall in the center of the earthen bank along the length of the portion of canal/drain that is adjacent to the site to reinforce the bank to prevent flooding or inundation of any structures onsite.

C. HYDROLOGY AND DRAINAGE

Finding: No impacts related to hydrology and drainage would be significant with implementation of the mitigation measure listed below:

Mitigation Measure: Hydrology studies shall be required for development projects and shall include calculations of 10-year and 100-year storm events, provide for the retention of 10 year storm flows on-site, and determine pad elevations required to protect structures from inundation from a 100-year storm.

D. NOISE

Finding: Noise walls or other design features may not be feasible for some existing residences near roadways that would experience increased traffic as a result of population growth in Blythe. In these cases the increased roadway traffic would be a significant impact on exterior areas of existing sensitive receptors, when noise levels increase by 3 dBA or more. These noise impacts

would need to be addressed on a project-by-project basis. Other noise impacts would be less than significant after implementation of mitigation measures.

Mitigation Measures:

- 1) Construction hours shall be limited to the daytime hours of 7am to 5pm Monday through Saturday. No construction shall be allowed on Sundays or Holidays.
- 2) For any future projects that cause a doubling or greater increase in traffic on a roadway, the City shall require the applicant to retain a qualified acoustical consultant to evaluate outdoor activity areas and interior noise levels to determine if roadway traffic associated with the future project would result in exterior noise levels that exceed 60 dBA CNEL or interior noise levels that exceed 45 dBA CNEL.
- 3) When the acoustical consultant identifies residences where fences or sound walls could achieve a 5 dBA or greater reduction in exterior noise levels, or reduce exterior noise levels to below 60 dBA CNEL, the applicant shall fund the construction of a solid fences or sound wall. However, for homes that are set back a considerable distance from the road, in order to reduce traffic noise to a less-than-significant level, sound walls would need to be too long and too tall to be practical. Internal noise attenuation measures may be required in lieu of walls.
- 4) Project applicants shall coordinate the design and appearance of the walls with the City to ensure the walls fit into the overall aesthetic character of the area, are not visually obtrusive, and do not obstruct long-range views.

E. PUBLIC SERVICES AND UTILITIES

Finding: No impacts to public services and utilities will be significant with the implementation of the following mitigation measures:

Mitigation Measures:

Schools: The City shall evaluate additional funding authorities to supplement mitigation fees for the construction of school facilities.

Water, Waste Water and Storm Water:

- 1) The City shall include Planning Areas 1, 2, 3, and the EBCWD system area into the Water, Waste Water, and Storm Water Master Plan update in 2007.
- 2) The City, as the local oversight agency, shall enforce the Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) erosion control policies as outlined in the NPDES General Permit from Large and Small Construction Activities which requires permit coverage, the preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP) and implementation and maintenance of Best Management Practices (BMP) erosion control measures for any construction project greater than 1 acre in size. Permit coverage is required from the commencement of construction activities until final stabilization.

Solid Waste Services:

- 1) Until such time as the City's "construction and demolition materials recycling" ordinance is passed, the construction/demolition contractor shall be required to:
 - Recycle, reuse, and/or reduce the amount of construction and demolition materials generated by development of the project that would otherwise be taken to a landfill by taking

such materials to sites that receive construction and/or demolition materials for recycling or reuse listed in the CIWMB C&D Debris Recyclers Database; and,

- Comply with independent recycling requirements established in the Proposed Project's condition of approval.
- 2) The Developer shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive, handle, and/or process hazardous waste, in accordance with local, State, and federal regulations.

F. TRAFFIC AND CIRCULATION

Finding: Implementation of the *General Plan 2025* policies and the City's standard practices will reduce traffic and circulation impacts at the programmatic level to less-than-significant.

Mitigation Measures: The following improvements are recommended as mitigation measures to improve the Level of Service (LOS) of roadway segments, intersections, and interchanges to acceptable levels at build-out of the City. Future developments are subject to impact analysis to traffic and circulation on a project-by-project basis. Specific mitigation measures may be required at that time including road, intersection, and interchange improvements, and/or requiring individual projects to contribute a fair share to the following improvements based on impacts as a result of the project traffic generation.

Near-Term Roadway Recommendations

- I. Extend Seeley Avenue or 18th Avenue eastward to Riviera Drive to provide additional access to homes along the Colorado River.
- 2. Extend Neighbours Boulevard northward to 4th Avenue to provide additional access to Palo Verde College and future residential development on the Mesa.
- 3. Widen the shoulders of Lovekin Boulevard to allow agricultural vehicles to maneuver without using the through lanes; and,
- 4. Provide directional signs between central Blythe and the college to encourage use of Lovekin Boulevard, rather than DeFrain Boulevard, to access the Mesa and Palo Verde College.

Near-Term Intersection Recommendations

- 1. Perform signal warrants at the following intersections in five to ten years:
 - o Hobsonway and Intake Boulevard;
 - o 7th Street and the I-10 westbound and eastbound ramps;
 - o Intake Boulevard and the I-10 westbound and eastbound ramps; and,
 - o Mesa Drive and the I-10 westbound and eastbound ramps if development occurs at Blythe Airport.
 - o Install signals at intersections meeting warrants. Signal warrants for intersections on Intake Boulevard (US-95), Neighbours Boulevard (SR-78) or interchange ramp termini will need to be reviewed by CalTrans.

Near-Term Interchange Recommendations

- 1. Conduct a Project Study Report (PSR) at the Intake Boulevard interchange;
- 2. Conduct a PSR at the Neighbours Boulevard interchange; and.
- 3. Conduct a PSR at the Mesa Drive interchange.

Other Near-Term Recommendations

1. Prepare a circulation plan for Blythe Airport in advance of development; and,

2. Establish a bicycle route on Lovekin Boulevard.

Long-Term Roadway Recommendations

- 1. Add one lane each direction on the following roadway segments:
 - o 14th Avenue from Lovekin Boulevard to Intake Boulevard;
 - o Broadway from 10th Avenue to Chanslorway;
 - o 7th Street from 10th Avenue to Chanslorway;
 - o 7th Street from I-10 to south of 14th Avenue;
 - o Chanslorway from DeFrain Blvd. to Intake Boulevard;
 - o Intake Boulevard from 10th Avenue to south of 14th Avenue;
 - o Lovekin Boulevard from 10th Avenue to Chanslorway;
 - o Lovekin Boulevard from I-10 to Seeley Avenue;
 - o Mesa Drive from Hobsonway to south of I-10; and,
 - o Hobsonway from Mesa Drive to Buck Blvd.
- 2. Widen the following roadway segments:
 - o Neighbours Boulevard from I-10 to 18th Avenue;
 - o 6th Avenue from Neighbours Boulevard to Intake Boulevard;
 - o Lovekin Boulevard from 10th Avenue to Midland Road;
 - o Midland Road north of Lovekin Boulevard (optional alignment for eastern southern California truck route);
 - o DeFrain Boulevard from Hobsonway to 4th Avenue; and
 - o Wells Road from DeFrain Boulevard to Neighbours Boulevard.
- 3. Construct the following new roadway segments:
 - o Ehlers Boulevard from Chanslorway to Hobsonway;
 - o Date Street (or appropriate through street) from Hobsonway to north of Chanslorway;
 - o Barnard Street from San Jacinto Way to Ehlers Boulevard and from Tesoro Lane to Intake Boulevard;
 - o Olive Lake Boulevard from Chanslorway (Riverside Drive) to 6th Avenue;
 - o Realign SR-78 to a Mesa Drive alignment;
 - o Relocate Hobsonway as it approaches Mesa Drive to provide room for a reconstructed interchange;
 - Neighbours Boulevard north of 6th Avenue (optional alignment for eastern southern California truck route north of Wells road); and,
 - o Construct four-lane road along Buck Blvd. alignment as part of the Mexico-central California truck route.

Long-Term Intersection Recommendations

- 1. Improve intersection of Hobsonway and Lovekin Boulevard:
 - o Add a second westbound left turn lane; and,
 - o Add northbound and eastbound right turn lanes.
- 2. Improve intersection of Hobsonway and Intake Boulevard:
 - o Add a second northbound left turn lane.
- 3. Improve intersections of Lovekin Boulevard and I-10 westbound and eastbound ramps:

- o Add exclusive northbound and southbound right turn lanes on Lovekin Boulevard at the I-10 eastbound ramps;
- o Add exclusive northbound and southbound right turn lanes on Lovekin Boulevard at the I-10 westbound ramps;
- o Add left turn arrows on Lovekin Boulevard at each of the ramp intersections; and,
- o Widen the underpass to allow for parallel, rather than nested, left turn lanes.
- 4. Signalize intersection of Hobsonway and DeFrain Boulevard.
- 5. Signalize intersections of Neighbours Boulevard and I-10 westbound and eastbound ramps.
- 6. Signalize intersection of 14th Avenue and Lovekin Boulevard.
- 7. Signalize intersection of 14th Avenue and 7th Street.
- 8. Signalize intersection of 14th Avenue and Intake Boulevard.

Long-Term Interchange Recommendations

- 1. Reconstruct Intake Boulevard interchange to accommodate tourist and commercial development.
- 2. Reconstruct Neighbours Boulevard interchange to accommodate future truck traffic and Mesa development.
- 3. Reconstruct Mesa Drive interchange to accommodate Blythe Airport area development.

Long-Term Policy Recommendations

- 1. Establish a truck route policy for urban roadways:
 - o Restrict trucks on residential arterials such as 14th Avenue; and,
 - o Accommodate truck traffic on Lovekin Boulevard south of I-10 and on Intake Boulevard, including restricting residential development adjacent to the roadways.
- 2. Establish a Hobsonway development policy:
 - o Conduct an urban design study of Hobsonway;
 - o Install raised medians that allow left turn storage but limit mid-block turns:
 - o Convert mid-block alleys adjacent to Hobsonway to one-way; alleys perpendicular to Hobsonway should be one-way away from Hobsonway;
 - Limit driveway access along Hobsonway; eliminate driveway access in the downtown core;
 - o Provide on-street parallel parking on Hobsonway;
 - o Promote off-street parking lots downtown; lots should be behind buildings and accessed by the alley systems;
 - o Identify curb space for transit stops and develop parking, landscaping and structures to accommodate passenger waiting space on the sidewalk;
 - o Restrict crosswalks to intersections; and,
 - o Encourage construction of buildings close to the street.

Specific Plans and major development projects (greater than 50 units): Require Traffic Impact Assessment, including analysis of project-specific implementation of General Plan policies, identification of LOS for all affected intersections, required road improvements specific to the development, and fair-share contributions for improvements needed to account for cumulative traffic impact conditions.

SECTION 6 ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

A. AIR QUALITY

Finding: The City Council finds that the following environmental impact identified in the Final PEIR remains significant even after application of all feasible mitigation measures: Air Quality (in that construction emissions of NOx, PM₁₀, and CO would potentially remain an indirect significant and unavoidable impact; and, operation emissions of ROG, NOx, CO, and PM₁₀ would potentially remain an indirect significant and unavoidable impact of the Proposed Project).

1. Significant Unavoidable Impact:

Construction activity that would occur over the 18 years (2007 through 2025) in accordance with the City of Blythe *General Plan 2025* would cause temporary, short-term emissions of various air pollutants. Construction related emissions arise from a variety of activities including: 1) grading, excavation, road building, and other earth moving activities; 2) travel by construction equipment and employee vehicles, especially on unpaved surfaces; 3) exhaust from construction equipment; 4) architectural coatings; and, 5) asphalt paving.

 PM_{10} emissions from construction would vary greatly from day to day depending on the level of activity, the equipment being operated, silt content of the soil, and the prevailing weather. Larger-diameter dust particles (i.e., greater than 30 microns) generally fall out of the atmosphere within several hundred feet of construction sites, and represent more of a soiling nuisance than a health hazard. Smaller-diameter particles (e.g., PM_{10}) are associated with adverse health effects and generally remain airborne until removed from the atmosphere by moisture.

MDAQMD Rules that are currently applicable during construction include: Regulation XI (Source Specific Standards); Rule 1103 (Cutback and Emulsified Asphalt); Rule 1113 (Architectural Coatings); and Regulation IV (Prohibitions); and Rule 403.2 (Fugitive Dust Control for the Mojave Desert Planning Area). Specific requirements of Rule 403.2 include:

- Use periodic watering for short-term stabilization of disturbed surface area to
 minimize visible fugitive dust emissions. For purposes of this Rule, use of a water
 truck to maintain moist disturbed surfaces and actively spread water during visible
 dusting episodes shall be considered sufficient to maintain compliance;
- Take actions sufficient to prevent project-related trackout onto paved surfaces;
- Cover loaded haul vehicles while operating on publicly maintained paved surfaces;
- Stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate Visible Fugitive Dust emissions;
- Cleanup project-related trackout or spills on publicly maintained paved surfaces within twenty-four hours; and,
- Reduce non-essential earth-moving activity under high wind conditions. For purposes
 of this Rule, a reduction in earth-moving activity when visible dusting occurs from
 moist and dry surfaces due to wind erosion shall be considered sufficient to maintain
 compliance.

Also, those projects that disturb 100 acres or more shall:

- Prepare and submit to the MDAQMD, prior to commencing Earth-Moving Activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;
- Provide Stabilized access route(s) to the project site as soon as is feasible. For purposes of Rule 403, as soon as is feasible shall mean prior to the completion of construction;
- Maintain natural topography to the extent possible;
- Construct parking lots and paved roads first, where feasible; and,
- Construct upwind portions of project first, where feasible.

The applicant is also required to comply with the City of Blythe General Plan policy implementation requirements to control fugitive dust emissions. Without additional mitigation, however, development consistent with the City of Blythe *General Plan 2025* would result in a potentially significant air quality impact from construction emissions.

2. Significant Unavoidable Impact:

Over the long-term, development consistent with the *General Plan 2025* Program would result in an increase in emissions due to motor vehicle trips and on-site stationary sources and area sources (e.g., natural gas emissions from space heating). During development, on a project-by-project basis, land use planning and compatibility should factor in guidelines included in the Air Resources Board (ARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, in order to protect public health.

The URBEMIS 2002 emissions modeling program was used to quantitatively estimate area source and on-road motor vehicle emissions for the level of development consistent with *General Plan 2025*, based on the proposed land uses. Predicted unmitigated operational emissions are presented in **Table 3.2-6** and are compared to MDAQMD thresholds of significance.

Pollutant	Significance Threshold (lbs/day)	Year 2025	Potentially Significant?
ROG	137	1108	Yes
NO_X	137	625	Yes
CO	548	5949	Yes
PM_{10}	82	2022	Yes
SO2	137	13	No

^{1.} City of Blythe General Plan 2025 Program development operation emissions estimates were made using URBEMIS 2002 V.8.7 and trip generation data from the traffic report.

Source: MEC, 2006.

As shown in Table 3.2-6, operational emissions of ROG, NOx, CO, and PM₁₀ associated with the City of Blythe *General Plan 2025* Program development would exceed the respective MDAQMD emission thresholds. The CO emissions threshold is generally a screening tool to determine whether to conduct localized CO ("hotspot") modeling. However, due to the expansive nature of the General Plan development and the potential localized CO impacts, hotspot modeling will be conducted on a detailed project-by-project basis, if necessary. Without mitigation, the City of Blythe *General Plan 2025* Program development would result in a significant impact from operational emissions.

^{2.} Values in **bold** are in excess of the applicable MDAQMD significance threshold.

Mitigation Measures:

- 1) The City shall require implementation of General Plan 2025 policy requirements to control construction equipment exhaust and fugitive dust emissions that meet or exceed standards promulgated by the Mojave Air Quality Monitoring District including, but not limited to the following:
 - Require applicants whose development would result in construction-related exhaust emissions to minimize such emissions by maintaining equipment engines in good conditions and in proper tune according to manufacturer's specifications and during smog season (May through October) by not allowing construction equipment to be left idling for long periods;
 - The applicant shall use periodic watering for short-term stabilization of disturbed surface area to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day;
 - The applicant shall take actions sufficient to prevent project-related trackout onto paved surfaces and shall cleanup project-related trackout or spills on publicly maintained paved surfaces at the end of each day;
 - The applicant shall stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate visible fugitive dust emissions;
 - All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 15 mph averaged over a one-hour duration;
 - All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - The area disturbed by demolition, clearing, grading, earth-moving, or excavation operations shall be minimized at all times; and,
 - All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized.
- 2) The Applicant shall implement the following measures to reduce ROG, NOx, CO, and PM_{10} emissions from construction equipment:
 - Low sulfur or other alternative fuels shall be used in construction equipment, where feasible;
 - To the extent possible, construction activity shall utilize electricity from the power grid rather than temporary diesel power generators and/or gasoline power generators;
 - Encourage the incorporation of specific incentives into the contract bidding process to promote the use of clean fuel or low-emission construction equipment;
 - Require the use of Diesel Particulate Traps, where feasible and appropriate:
 - Require restrictions on truck and construction equipment idling for equipment of all fuel types; and,
 - Encourage the restriction of operations to alternative fuel vehicles, where feasible and appropriate.
- 3) The Applicant shall comply with the City of Blythe General Plan 2025 policy implementation requirements to reduce operational emissions:
 - In new subdivisions with more than 50 dwelling units, require internal street design to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas. Bike

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- paths and dedications would be required where allowed by law, as well as connecting paths from internal streets as a condition of development;
- Urge Riverside County to adopt landscaping standards that meet or exceed the City of Blythe's standards for urban development within the Planning Area;
- Because mobile emissions have been shown to be a direct contributor to air quality problems, encourage childcare centers to be provided near centers of employment and/or residential areas to reduce vehicle miles traveled;
- Because the rate of emission releases is correlated to the average speeds, idling times and the amount of stop and go movement, take the following actions to reduce emissions from these activities:
 - o Explore synchronization of traffic signals on a fair-share basis where new development proposals create the need for intersection signalization along an arterial, secondary, or major highway;
 - o Consider completion of circulation links, where deficiencies occur, as a project benefit and thus a potential overriding consideration, if warranted;
 - o Work to ensure that new schools provide drop-off facilities that will not impede traffic on adjacent streets;
 - o Prohibit roadway construction and improvements or maintenance during peak hours, for any roadway operating at Level of Service "C" or below, or where average speeds are less than 30 mph; and,
 - o Ensure that bus turnouts and sheltered stops are provided along existing and planned transit routes.
- Work with the MDAQMD to implement restrictions on burning of leaves; residential, agricultural and other waste materials burning; and, programs to encourage composting. Participate in public education efforts and explore means of collecting residential leaves; discouraging burning and encouraging composting;
- Require applicants whose development would result in potential carbon monoxide (CO) "hot spot" impacts to consult with the City to ensure that schools, hospitals, or day care facilities are not located near such "hot spots";
- Continue to require that all wood burning devices installed in any residence built in a new subdivision or housing development be EPA Phase II certified or meet EPA standards applicable at the time of project approval;
- Low NOx water heaters shall be installed in any new residence built within the project area; and.
- All new construction shall comply with the energy efficiencies mandated by Title 24 construction requirements. New facilities will be substantially more energy efficient than the facilities they replace or existing units, even at higher densities.

SECTION 7 CUMULATIVE IMPACTS

The General Plan 2025 cumulative impact assessment focused on development in Blythe through 2025 in accordance with the General Plan and past, present and reasonably foreseeable land development projects as currently understood in the City of Blythe. To assess the potential cumulative impacts of General Plan 2025 an inventory of recently completed, approved and potential future projects was conducted.

Findings: The City Council finds and determines that the discussion of the cumulative impacts provided in the Final PEIR provides an adequate and sufficient discussion of the cumulative impacts of the project pursuant to CEQA Guidelines Section 15130. Cumulative impacts are analyzed in Sections 4.5 of the Final PEIR. The City Council further finds that the significant environmental impacts that this section addresses will be less-than-significant, as set forth in Section 4 herein, or mitigated to a less-than-significant level by incorporation of the mitigation measures into the Project, as set forth in Section 5

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herein, with the exception of the following environmental impacts that will remain significant even with the implementation of mitigation measures as set forth in **Section 6** herein: Air Quality 1) Construction emissions of NOx, PM₁₀, and CO would potentially remain an indirect significant and unavoidable impact; and, 2) Operations emissions of ROG, NOx, CO, and PM₁₀ would potentially remain an indirect significant and unavoidable impact of the Proposed Project.

SECTION 8 SIGNIFICANT IRREVERSIBLE AND IRRETRIVABLE COMMITMENT OF RESOURCES

The CEQA Guidelines (Section 15126) requires that all phases of a project be considered when evaluating its impact on the environment. Significant Irreversible Environmental Changes is one of the environmental impacts that must be considered and discussed in an EIR.

Guiding Policies and Implementation Policies in the General Plan reflect eight overall themes:

- Sustainable development that balances growth and conservation;
- Resource-based planning;
- Protection of agricultural and natural resources;
- Setting urban growth limits;
- Enhancement of community character and identity;
- Neighborhood-oriented development;
- Economic development; and,
- Fostering development patterns that offer alternatives to automobile use.

The Plan seeks to ensure that future growth will be in balance with Blythe's natural setting and that land and resource consumption will occur as efficiently as is feasible.

Development in resource-sensitive areas will be permitted only upon preparation of plans and implementation strategies that will ensure the continued viability of the resources. The General Plan reaffirms the City's long-standing commitment to protect viable agricultural and natural resources. The Plan outlines strategies for acquisition and preservation of sensitive habitats and greenways and stipulates criteria for development in resource-sensitive areas.

Conclusion: The City concludes that *General Plan 2025* would not require the irreversible or irretrievable commitment or loss of any significant natural resources due to the numerous policies all designed to preserve and protect important biological and cultural resources in the planning area. Building materials for future land development could be considered permanently consumed, although any residual materials will likely be recyclable in compliance with the City's proposed future Construction and Demolition Recycling Ordinance. These changes would be irreversible but would not result in a shortfall of supply for these materials and resources.

SECTION 9 GROWTH INDUCING IMPACTS

State law requires each California city and county to adopt a General Plan. A general plan is defined as "a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

By their very nature, General Plans are necessarily forward-looking long-term land use planning blueprints designed to accommodate future land development and related population growth in an orderly fashion consistent with the goals, objectives and vision of the community for which the planning effort is initiated.

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Conclusion: General Plan 2025 fulfills the State mandate to respond to and plan for development pressures over a long-term planning timeframe. The end result of the General Plan development process is to provide an overall focus on creating a land use planning and policy framework within which all future growth will be required to occur.

Therefore, through advance planning for additional residential, commercial and other land uses the Plan may indirectly foster growth by creating opportunities for additional housing and job opportunities to occur. In this sense, implementation of *General Plan 2025* may be said to remove a potential barrier to growth.

Importantly, however, it is acknowledged that this continued population growth and land development pressure would likely occur with or without the adoption and implementation of *General Plan 2025*. Population growth is not occurring because the City has established a new General Plan. The City in its planning efforts is not promoting growth – rather the City is preparing for it.

SECTION 10 PROJECT ALTERNATIVES

CEQA requires that the EIR evaluate a reasonable range of alternatives to a Project, or the location of the Project, which: (1) offer substantial environmental advantages over the Project proposal, and (2) may be feasibly accomplished in a successful manner within a reasonable period of time considering the economic, environmental, social and technological factors involved. An EIR must only evaluate reasonable alternatives to a Project that could feasibly attain most of the Project's objectives, and evaluate the comparative merits of the alternatives. The consideration of alternatives is to be judged against a rule of reason. The lead agency is not required to choose the environmentally superior alternative identified in the EIR if the alternative does not provide substantial advantages over the Proposed Project and: (1) through the imposition of the mitigation measures the environmental effects of the Project can be reduced to an acceptable level, or (2) there are social, economic, technical or other considerations that make the alternative infeasible.

A total of five alternatives to the proposed *General Plan 2025* were evaluated in the alternatives screening process. The alternatives to the Proposed Project that were initially identified include:

- No-Project Alternative;
- Development within Existing City Limits, No New Planning Areas Alternative;
- No Colorado River Corridor Plan Alternative;
- Decreased Density Agricultural Preservation Alternative; and,
- Higher Intensity Development in Downtown Area Alternative.

Conclusion: General Plan 2025 would be environmentally superior as compared to the three alternatives described above. The Plan addresses citywide concerns about growth and conservation. Guiding and Implementation Policies on the full range of topics such as resource management, economic development, community design, affordable housing, safety, noise, and community services are included in General Plan 2025 because they all have physical and environmental implications that are critical to the creation of a sustainable community. None of the other alternatives can achieve this and meet all of the City's stated goals and objectives for the Blythe planning area.

General Plan 2025 articulates a vision for the City and consists of policies that focus on what is concrete and achievable and creates an action plan for the City. Based on this foundation, the General Plan will result in avoidance of environmental impacts through careful land use planning. The application of the various policies will provide important assurances that development in Blythe is occurring in a manner that minimizes the potential for adverse environmental effects. Importantly, all impacts associated with

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the Proposed Project, with the exception of air quality, are reduced to levels below significance thresholds with the implementation of the mitigation measures listed in Chapters 3.1 through 3.11 and summarized in the Mitigation Monitoring and Reporting Plan of the Final PEIR.

SECTION 11 STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council hereby declares that, pursuant to State CEQA Guidelines Section 15093, the City Council has balanced the benefits of the Proposed Project against any unavoidable environmental impacts in determining whether to recommend Proposed Project approval. If the benefits of the Proposed Project outweigh the unavoidable adverse environmental impacts, the City can approve the project despite the environmental impact.

The City Council hereby declares that the Final PEIR has identified and discussed significant effects that may occur as a result of adoption of *General Plan 2025*. With the implementation of the mitigation measures discussed in the Final PEIR, these effects can be mitigated to a level of less-than-significant except for the unavoidable significant impacts discussed in Section 6.

The City Council hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the project.

The City Council further finds that except for the project, all other alternatives set forth in the Final PEIR are not feasible because they would prohibit the realization of the project objectives and/or specific economic, social or other benefits that this City Council finds outweigh the environmental benefits of the alternatives.

The City Council hereby declares that, having reduced the adverse significant environmental effects of the project to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the project and having weighed the benefits of the project against its unavoidable adverse impacts after mitigation, the City Council has determined that the project goals and objectives can only be achieved by the City of Blythe through adoption of *General Plan 2025* and the *Colorado River Corridor Plan*.

SECTION 12 CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT

The City Council finds that it has reviewed and considered the Final PEIR in evaluating the Proposed Project, that the Final PEIR is an accurate and objective statement that fully complies with CEQA, the State CEQA Guidelines and that the Final PEIR reflects the independent judgment of the City Council.

The City Council declares that no significant new impacts or information as defined by State CEQA Guidelines Section 15008.5 have been received by the City Council after circulation of the Draft PEIR that requires recirculation. All of the information added to the Draft PEIR to create the Final PEIR merely clarifies, amplifies or makes insignificant modifications to an already adequate EIR pursuant to State CEQA Guidelines Section 15088.5(b).

The City Council hereby certifies the Final PEIR based on the following findings and conclusions:

A. FINDINGS:

1. CEQA Compliance: As the decision-making body for the Proposed Project, the City Council has reviewed and considered the information contained in the Findings and supporting documentation. The City Council determines that the Findings contain a

complete and accurate reporting of the conclusions regarding environmental impacts associated with the Proposed Project and the recommended mitigation measures to reduce or eliminate impacts, as well as complete and accurate reporting of the unavoidable impacts and benefits of the Proposed Project as detailed in the Statement of Overriding Considerations. The City Council finds that the EIR was prepared in compliance with CEQA and that the City Council complied with CEQA's procedural and substantive requirements.

2. Independent Judgment of Lead Agency: The City retained the independent consulting firm of Harvey Consulting Group, LLC, to prepare the EIR for the Proposed Project. The EIR was prepared under the supervision and directions of the City of Blythe Planning Department staff. The City Council is the final decision making body for adoption of General Plan 2025. The City Council has received and reviewed the Final PEIR prior to certifying the Final PEIR and prior to making any decision to approve or disapprove the project.

Finding: The Final PEIR reflects the City's independent judgment. The City has exercised independent judgment in accordance with *Public Resources Code* Section 21082.1(c)(3) in retaining its own environmental consultant, directing the consultant in preparation of the Final PEIR as well as reviewing, analyzing and revising all materials prepared by the consultant.

3. Significant Unavoidable Impacts/Statement of Overriding Considerations: The Proposed Project will have significant adverse impacts even following adoption of all feasible mitigation measures which are required by the City Council. The following significant environmental impacts have been identified in the Final PEIR and will require mitigation but cannot be mitigated to a level of insignificance as set forth in Section 6 of these Findings: Air Quality (as to emissions of NOx, PM₁₀, and CO during construction and emissions of ROG, NOx, CO, and PM₁₀ during operations).

The City Council has eliminated or substantially reduced environmental impacts where feasible as described in the Findings, and the City Council determines that the remaining unavoidable significant adverse impacts are acceptable due to the reasons set forth in the preceding Statement of Overriding Considerations.

B. CONCLUSIONS:

- 1. All potentially significant environmental impacts from implementation of the Proposed Project have been identified in the Final PEIR and, with the implementation of the mitigation measures defined herein and set forth in the Mitigation Monitoring and Reporting Plan; impacts will be mitigated to a less-than-significant level, except for the air quality impacts listed above.
- 2. Other reasonable alternatives to the Proposed Project that could feasibly achieve the basic objectives of the Proposed Project have been considered and rejected in favor of the Proposed Project.
- 3. Environmental, economic, social and other considerations and benefits derived from the development of the Proposed Project override and make infeasible any alternatives to the Proposed Project or further mitigation measures beyond those incorporated into the Proposed Project.

SECTION 12 RESOLUTION ADOPTING A MITIGATION MONITORING PLAN

Pursuant to *Public Resources Code* Section 21081.6, the City Council hereby adopts a Mitigation Monitoring and Reporting Plan attached hereto as **Exhibit A**.

SECTION 13 RESOLUTION REGARDING CUSTODIAN OF RECORD

The documents and material that constitute the final record of proceedings on which these Findings have been based are located at the City of Blythe. The custodian for these records is the City Clerk of the City of Blythe. This information is provided in compliance with *Public Resources Code* Section 21081.6.

SECTION 14 RESOLUTION REGARDING STAFF DIRECTION

A Notice of Determination shall be filed with the County of Riverside within five (5) working days of final Project approval.

PASSED, APPROVED, and ADOPTED this 27th day of March, 2007, by the following called vote, to wit:

AYES: NOES:	
ABSENT:	
	Robert A. Crain,
	Mayor
Virginia Rivera,	
City Clerk	

SEAL

6.0 MITIGATION SUMMARY

This chapter lists all of the mitigation measures, contained in Chapters 3.1- through 3.11 of this Program EIR, that are required to reduce potentially significant adverse impacts to less than significant levels. Air quality impacts would remain significant and unavoidable with implementation of *General Plan 2025*. **Table 6-1** below lists the mitigation measures by resource area.

TABLE 6.1 REQUIRED MITIGATION MEASURES					
Resource Area	Mitigation Measure				
Resource Area Air Quality	1. The City shall require implementation of General Plan 2025 policy requirements to control construction equipment exhaust and fugitive dust emissions that meet or exceed standards promulgated by the Mojave Air Quality Monitoring District including, but not limited to the following: • Require applicants whose development would result in construction-related exhaust emissions to minimize such emissions by maintaining equipment engines in good conditions and in proper tune according to manufacturer's specifications and during smog season (May through October) by not allowing construction equipment to be left idling for long periods; • The applicant shall use periodic watering for short-term stabilization of disturbed surface area to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day; • The applicant shall take actions sufficient to prevent project-related trackout onto paved surfaces and shall cleanup project-related trackout or spills on publicly maintained paved surfaces at the end of each day;. • The applicant shall stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such a delay is				
	 to be delayed more than thirty days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate visible fugitive dust emissions; All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 15 mph averaged over a one-hour duration; All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust; The area disturbed by demolition, clearing, grading, earth-moving, or excavation operations shall be minimized at all times; and, All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized. The Applicant shall implement the following measures to reduce ROG, NOx, CO, and PM10 emissions from construction equipment: Low sulfur or other alternative fuels shall be used in construction 				

TAB	LE 6.1 REQUIRED MITIGATION MEASURES
Resource Area	Mitigation Measure
Air Quality	 equipment, where feasible; To the extent possible, construction activity shall utilize electricity from the power grid rather than temporary diesel power generators and/or gasoline power generators; Encourage the incorporation of specific incentives into the contract bidding process to promote the use of clean fuel or low-emission construction equipment; Require the use of Diesel Particulate Traps, where feasible and appropriate; Require restrictions on truck and construction equipment idling for equipment of all fuel types; and, Encourage the restriction of operations to alternative fuel vehicles, where feasible and appropriate.
	 3. The Applicant shall comply with the City of Blythe General Plan 2025 policy implementation requirements to reduce operational emissions: In new subdivisions with more than 50 dwelling units, require internal street design to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas. Bike paths and dedications would be required where allowed by law, as well as connecting paths from internal streets as a condition of development; Urge Riverside County to adopt landscaping standards that meet or exceed the City of Blythe's standards for urban development within the Planning Area; Because mobile emissions have been shown to be a direct contributor to air quality problems, encourage childcare centers to be provided near centers of employment and/or residential areas to reduce vehicle miles traveled; Because the rate of emission releases is correlated to the average speeds, idling times and the amount of stop and go movement, take the following actions to reduce emissions from these activities: Explore synchronization of traffic signals on a fair-share basis where new development proposals create the need for intersection signalization along an arterial, secondary, or major highway; Consider completion of circulation links, where deficiencies occur, as a project benefit and thus a potential overriding consideration, if warranted; Work to ensure that new schools provide drop-off facilities that will not impede traffic on adjacent streets; Prohibit roadway construction and improvements or maintenance during peak hours, for any roadway operating at Level of Service "C" or below, or where average speeds are less than 30 mph; and Ensure that bus turnouts and sheltered stops are provided

TAB	LE 6.1 REQUIRED MITIGATION MEASURES		
Resource Area	Mitigation Measure		
Air Quality	 along existing and planned transit routes. Work with the MDAQMD to implement: restrictions on burning of leaves; residential, agricultural and other waste materials burining;, and, programs to encourage composting. Participate in public education efforts and explore means of collecting residential leaves; discouraging burning and encouraging composting.; Require applicants whose development would result in potential carbon monoxide (CO) "hot spot" impacts to consult with the City to ensure that schools, hospitals, or day care facilities are not located near such "hot spots"; Continue to require that all wood burning devices installed in any residence built in a new subdivision or housing development be EPA Phase II certified or meet EPA standards applicable at the time of project approval; Low NOx water heaters shall be installed in any new residence built within the project area; and, All new construction shall comply with the energy efficiencies mandated by Title 24 construction requirements. New facilities will be substantially more energy efficient than the facilities they replace or existing units, even at higher densities. 		
Cultural Resources	Land development projects within the City of Blythe should be surveyed systematically by a qualified archaeologist to identify all cultural resources and provide recommendations regarding their significance and management prior to site development.		
Geology and Soils	 The City shall require preliminary soil investigations in all areas of the City that have expansive, liquefiable or otherwise substandard soil conditions. The reports shall contain recommendations for remedying soil conditions to ensure the stability and integrity of any proposed permanent structures. For land development projects adjacent to PVID canals and/or drains, developers shall be required to either raise the elevation of the building pads that are adjacent to the PVID canal/drain to levels that are sufficient to avoid flooding or inundation of any structures, or construct a concrete or sheet pile slump wall in the center of the earthen bank along the length of the portion of canal/drain that is adjacent to the site to reinforce the bank to prevent flooding or inundation of any structures onsite. 		
Hydrology and Drainage	1. Hydrology studies shall be required for development projects and shall include calculations of 10-year and 100-year storm events, provide for the retention of 10 year storm flows on-site, and determine pad elevations required to protect structures from inundation from a 100-year storm.		
Noise	 Construction hours shall be limited to the daytime hours of 7am to 5pm Monday through Saturday. No construction shall be allowed on Sundays or Holidays. For any future projects that cause a doubling or greater increase in 		
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TAB	LE 6.1 REQUIRED MITIGATION MEASURES		
Resource Area	Mitigation Measure		
Noise	traffic on a roadway, the City shall require the Applicant to retain a qualified acoustical consultant to evaluate outdoor activity areas and interior noise levels to determine if roadway traffic associated with the future project would result in exterior noise levels that exceed 60 dBA CNEL or interior noise levels that exceed 45 dBA CNEL.		
	3. When the acoustical consultant identifies residences where fences or sound walls could achieve a 5 dBA or greater reduction in exterior noise levels, or reduce exterior noise levels to below 60 dBA CNEL, the applicant shall fund the construction of a solid fences or sound wall. However, for homes that are set back a considerable distance from the road, in order to reduce traffic noise to a less-than-significant level, sound walls would need to be too long and too tall to be practical. Internal noise attenuation measures may be required in lieu of walls.		
	4. Project applicants shall coordinate the design and appearance of the walls with the City to ensure the walls fit into the overall aesthetic character of the area, are not visually obtrusive, and do not obstruct long-range views.		
Public Services and	Schools		
Utilities	The City shall evaluate additional funding authorities to supplement mitigation fees for the construction of school facilities.		
	 Water, Wastewater, and Stormwater 1. The City shall include Planning Areas 1, 2, 3, and the EBCWD system area into the Water, Wastewater, and Stormwater Master Plan update when they occur. 		
	2. The City, as the local oversight agency, shall enforce the Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) erosion control policies as outlined in the NPDES General Permit from Large and Small Construction Activities which requires permit coverage, the preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP) and implementation and maintenance of Best Management Practices (BMP) erosion control measures for any construction project greater than 1 acre in size. Permit coverage is required from the commencement of construction activities until final stabilization.		
	Solid Waste Services		
	Until such time as the City's "construction and demolition materials recycling" ordinance is passed, the construction contractor shall be required to:		
	 recycle, reuse, and/or reduce the amount of construction and demolition materials generated by development of the project that would otherwise be taken to a landfill by taking such materials to sites that receive construction and/or demolition materials for recycling or reuse listed in the CIWMB C&D Debris Recyclers Database; and, 		

TABLE 6.1 REQUIRED MITIGATION MEASURES					
Resource Area	Mitigation Measure				
Public Services and Utilities	 Comply with independent recycling requirements established in the Proposed Project's condition of approval. The Developer shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive, handle, and/or process hazardous waste, in accordance with local, State, and federal regulations. 				
Traffic and Circulation	Near-Term Roadway Recommendations 1. Extend Seeley Avenue or 18th Avenue eastward to Riviera Drive to provide additional access to homes along the Colorado River. 2. Extend Neighbours Boulevard northward to 4th Avenue to provide additional access to Palo Verde College and future residential development on the Mesa 3. Widen the shoulders of Lovekin Boulevard to allow agricultural vehicles to maneuver without using the through lanes; and, • Provide directional signs between central Blythe and the college to encourage use of Lovekin Boulevard, rather than DeFrain Boulevard, to access the Mesa and Palo Verde College. Near-Term Intersection Recommendations 1. Perform signal warrants at the following intersections in five to ten years: • Hobsonway and Intake Boulevard; • 7th Street and the I-10 westbound and eastbound ramps; and, • Mesa Drive and the I-10 westbound and eastbound ramps if development occurs at Blythe Airport. • Install signals at intersections meeting warrants. Signal warrants for intersections on Intake Boulevard (US-95), Neighbours Boulevard (SR-78) or interchange ramp termini will need to be reviewed by CalTrans. Near-Term Interchange Recommendations 1. Conduct a PSR at the Neighbours Boulevard interchange; and, 3. Conduct a PSR at the Neighbours Boulevard interchange; and, 2. Conduct a PSR at the Mesa Drive interchange. Other Near-Term Recommendations 1. Prepare a circulation plan for Blythe Airport in advance of development; and, 2. Establish a bicycle route on Lovekin Boulevard.				

TABLE 6.1 REQUIRED MITIGATION MEASURES				
Resource Area	Mitigation Measure			
Traffic and Circulation				
	Long-Term Roadway Recommendations			
	 Add one lane each direction on the following roadway segments: 			
	 14th Avenue from Lovekin Boulevard to Intake Boulevard; 			
	 Broadway from 10th Avenue to Chanslorway; 			
	 7th Street from 10th Avenue to Chanslorway; 			
	o 7th Street from I-10 to south of 14th Avenue;			
	 Chanslorway from DeFrain Blvd. to Intake Boulevard; 			
	 Intake Boulevard from 10th Avenue to south of 14th Avenue; 			
	 Lovekin Boulevard from 10th Avenue to Chanslorway; 			
	 Lovekin Boulevard from I-10 to Seeley Avenue; 			
	 Mesa Drive from Hobsonway to south of I-10; and, 			
	Hobsonway from Mesa Drive to Buck Blvd.			
	2. Widen the following roadway segments:			
	Neighbours Boulevard from I-10 to 18th Avenue;			
	 6th Avenue from Neighbours Boulevard to Intake Boulevard; 			
	 Lovekin Boulevard from 10th Avenue to Midland Road; 			
	 Midland Road north of Lovekin Boulevard (optional alignment for eastern southern California truck route); 			
	 DeFrain Boulevard from Hobsonway to 4th Avenue; and 			
	 Wells Road from DeFrain Boulevard to Neighbours Boulevard. 			
	Construct the following new roadway segments:			
	 Ehlers Boulevard from Chanslorway to Hobsonway; 			
	 Date Street (or appropriate through street) from Hobsonway to north of Chanslorway; 			
	 Barnard Street from San Jacinto Way to Ehlers Boulevard and from Tesoro Lane to Intake Boulevard; 			
	 Olive Lake Boulevard from Chanslorway (Riverside Drive) to 6th Avenue; 			
	 Realign SR-78 to a Mesa Drive alignment; 			
	 Relocate Hobsonway as it approaches Mesa Drive to provide room for a reconstructed interchange; 			
	 Neighbours Boulevard north of 6th Avenue (optional alignment for eastern southern California truck route north of Wells road); and, 			
	 Construct four-lane road along Buck Blvd. alignment as part of the Mexico-central California truck route. 			

TABLE 6.1 REQUIRED MITIGATION MEASURES					
Resource Area	Mitigation Measure				
Traffic and Circulation					
	Long-Term Intersection Recommendations				
	Improve intersection of Hobsonway and Lovekin Boulevard: Add a passadowanth such that the control of the				
	Add a second westbound left turn lane; and, Add parthbound and eastbound right turn lane.				
	Add northbound and eastbound right turn lanes.Improve intersection of Hobsonway and Intake Boulevard:				
	Add a second northbound left turn lane.				
	Improve intersections of Lovekin Boulevard and I-10 westbound and eastbound ramps:				
	 Add exclusive northbound and southbound right turn lanes on Lovekin Boulevard at the I-10 eastbound ramps; 				
	 Add exclusive northbound and southbound right turn lanes on Lovekin Boulevard at the I-10 westbound ramps; 				
	 Add left turn arrows on Lovekin Boulevard at each of the ramp intersections; and, 				
	 Widen the underpass to allow for parallel, rather than nested, left turn lanes. 				
	 Signalize intersection of Hobsonway and DeFrain Boulevard. 				
	Signalize intersections of Neighbours Boulevard and I-10 westbound and eastbound ramps.				
	6. Signalize intersection of 14th Avenue and Lovekin Boulevard.				
	7. Signalize intersection of 14th Avenue and 7th Street.				
	Signalize intersection of 14th Avenue and Intake Boulevard.				
	Long-Term Interchange Recommendations				
	 Reconstruct Intake Boulevard interchange to accommodate tourist and commercial development. 				
	Reconstruct Neighbours Boulevard interchange to accommodate future truck traffic and Mesa development.				
	 Reconstruct Mesa Drive interchange to accommodate Blythe Airport area development. 				
	Long-Term Policy Recommendations				
	Establish a truck route policy for urban roadways:				
	 Restrict trucks on residential arterials such as 14th Avenue; and, 				
	 Accommodate truck traffic on Lovekin Boulevard south of I- 10 and on Intake Boulevard, including restricting residential development adjacent to the roadways. 				
	Establish a Hobsonway development policy:				
- Control of the Cont	 Conduct an urban design study of Hobsonway; 				
	 Install raised medians that allow left turn storage but limit 				

TAB	TABLE 6.1 REQUIRED MITIGATION MEASURES				
Resource Area	Mitigation Measure				
Traffic and Circulation		mid-block turns;			
	0	Convert mid-block alleys adjacent to Hobsonway to one- way; alleys perpendicular to Hobsonway should be one- way away from Hobsonway;			
	 Limit driveway access along Hobsonway; eliminat driveway access in the downtown core; 				
	0	Provide on-street parallel parking on Hobsonway;			
	 Promote off-street parking lots downtown; lots shoul behind buildings and accessed by the alley systems; 				
	 Identify curb space for transit stops and develop parlandscaping and structures to accommodate passe waiting space on the sidewalk; 				
	0	Restrict crosswalks to intersections; and,			
	0	Encourage construction of buildings close to the street.			
	units): 1. Require specific im for all affer the devel	s and major development projects (greater than 50 Traffic Impact Assessment, including analysis of project-replementation of General Plan policies, identification of LOS ected intersections, required road improvements specific to lopment, and fair-share contributions for improvements account for cumulative traffic impact conditions.			

RESOLUTION NO. 07-699

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FACTS AND FINDINGS FOR ADOPTION OF GENERAL PLAN 2025 AND THE COLORADO RIVER CORRIDOR (AREA) PLAN

WHEREAS: The City Council of the City of Blythe at a regularly scheduled meeting held on March 27, 2007, conducted a public hearing to consider adoption of *General Plan 2025* and the *Colorado River Corridor(Area) Plan*; and,

WHEREAS: Upon hearing and considering all written and oral testimony, argument and comment of all interested agencies, organizations and individuals desiring to be heard, the City Council did consider the following facts to arrive at the following findings to justify adoption *General Plan 2025* and the *Colorado River Corridor (Area) Plan*:

Facts and Findings Regarding Adoption of General Plan 2025 and the Colorado River Corridor (Area) Plan

SECTION 1 THE PROJECT

A. PROJECT DESCRIPTION

General Plan 2025 is a comprehensive update to the City of Blythe's 1989 Comprehensive Plan. The primary differences between General Plan 2025 and the previous 1989 Comprehensive Plan include:

- A planning area that is geographically larger in size;
- Use of a single map for General Plan land use and Zoning classifications:
- An extended planning timeline and plan horizon year;
- Inclusion of an Area Plan covering 5,344 acres of lands along the Colorado River Corridor (Colorado River Corridor (Area) Plan);
- Identification of three Planning Areas totaling 8,825 acres outside of the City limits and Sphere of Influence (SOI); and,
- Incorporation of new and modified land use and development related policies.

General Plan 2025 is a twenty-year land use planning and policy framework intended to guide physical growth and development in the City and existing SOI. The incorporated lands within the existing City limits encompass a total of approximately 27 square miles or 17,280 acres. The SOI encompasses approximately 20 square miles or 12,800 acres of land. Together, the City and SOI encompass a total of 47 square miles or 20,080 acres.

The City's SOI surrounds the incorporated city limits and comprises approximately 12,800 acres consisting of mainly undeveloped, sparsely developed and cultivated or fallow lands. The SOI generally extends from the Colorado River on the east, west to and including, the Blythe Airport, and from Second Avenue on the north to Twentieth Avenue on the south. Although these are the general boundaries of the City's SOI, the SOI is irregular in shape and does not encompass the entire area within these boundaries. General Plan 2025 identifies three new Planning Areas (PA's) relevant to the City's long term land use planning and policy efforts. These new PA's are anticipated to be added to the City limits in the future due to their proximity to existing City limits, location within or adjacent to high growth regions of Blythe, and logical extensions of City infrastructure and services. One of the planning areas is located north of the existing City limits and/or SOI adjacent to the Colorado River. Another planning area is located south of the existing SOI boundary along the Colorado River. The third planning area is located north and west of the Blythe Municipal Golf Course.

B. PROJECT GOALS AND OBJECTIVES

The primary goals and objectives of General Plan 2025 include:

- Goal 1: Develop a Plan that is geographically comprehensive and applies throughout the entire incorporated area and other areas relevant to the City's planning efforts;
- Goal 2: Develop a Plan that addresses the full range of issues that affect the City's physical development;
- Goal 3: Develop a Plan that balances planning for growth with conservation of resources;
- Goal 4: Develop a Plan that ensures that growth does not erode the qualities of life that make Blythe an attractive place to live and work;
- Goal 5: Develop a Plan that restricts development in resource-sensitive areas to ensure continued viability of the resources;
- Goal 6: Develop a Plan that reaffirms the City's long-standing commitment to protect viable agricultural and natural resources;
- Goal 7: Develop a Plan that sets urban growth limits with new development contiguous to existing urban areas;
- Goal 8: Develop a Plan that enhances the character and identity of the community;
- Goal 9: Develop a Plan that promotes neighborhood-oriented development and locates activities and facilities near the residents who use them; and,
- Goal 10: Develop a Plan that ensures continued economic vitality in Blythe.

C. PROJECT GUIDING PRINCIPLES

General Plan 2025 will guide physical growth and development of the community through year 2025 based on eight overall themes, including:

- Sustainable development that balances growth and conservation.
- Resource-based planning.
- Protection of agricultural and natural resources.
- Setting urban growth limits.
- Enhancement of community character and identity.
- Neighborhood-oriented development.
- Economic development. (To Be Added)
- Fostering development patterns that offer alternatives to automobile use.

SECTION 2 FINDINGS

- 1. General Plan 2025 and the Colorado River Corridor (Area) Plan have been prepared pursuant to the requirements of Government Code Section §65300 et. Seq. and were prepared in accordance with the State of California General Plan Guidelines prepared by the Governors Office of Planning and Research.
- 2. Facts, Findings and Statement of Overriding Considerations Regarding the Environmental Effects From Approval of *General Plan 2025* and the Colorado River Corridor (Area) Plan were made pursuant to the requirements of the California Environmental Quality Act.

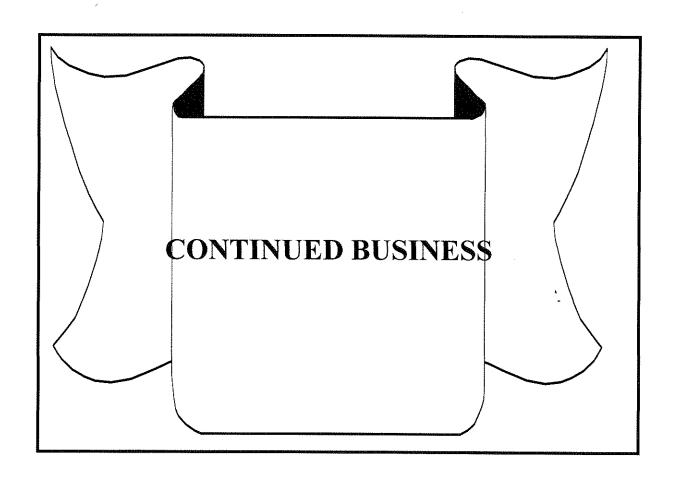
3. The Blythe City Council Certified the Final Environmental Impact Report prepared for General Plan 2025 and the Colorado River Corridor (Area) Plan by Resolution 07-698 on March 27, 2007.

SECTION 3 ADOPTION

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Blythe does hereby adopt General Plan 2025 and the Colorado River Corridor (Area) Plan and their associated General Plan land use and Zoning designation map.

PASSED, APPROVED, and ADOPT vote, to wit:	TED this 27 th day of March, 2007, by the following called
AYES:	
NOES:	
ABSENT:	
	Robert A. Crain,
	Mayor
Virginia Rivera,	
City Clerk	

SEAL



December 5, 2006

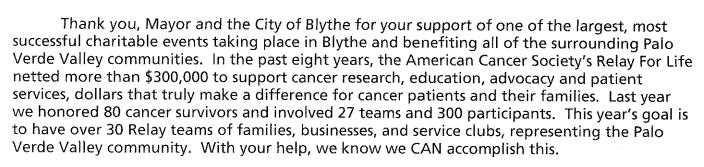
Mayor Robert A. Crain and Blythe City Council Members

VIA FAX: (760) 922-0251

RE:

2007 Palo Verde Valley Relay For Life – April 20 & 21, 2007

at Colorado River Fairgrounds



We are requesting that you, Mayor Crain and the City of Blythe consider the following for our 2007 event:

- That Mayor Crain lend his name to the event as Honorary Chair.
- That the City participate in the event with a team made up of employees, family members and friends.
- That the Palo Verde Valley Relay for Life be added to the City Master Calendar.

In addition, we are asking the City to:

Waive the fees for displaying the Relay For Life Banner across Hobsonway, three
 (3) weeks prior to the event, for an in-kind donation (value to be determined by the City).

Relay For Life benefits all ages, all ethnic groups, businesses, service groups, celebrates the lives of our many cancer survivors, and pays tribute to the many in our community who have lost their battle with cancer. Your participation shows that Blythe is truly a community that takes up the fight. Thank you for considering supporting this great Palo Verde Valley event.

Sincerely,

Leticia Ûrquiza

Community Development Manager

Anita Roark

Health Programs Manager

CITY OF BLYTHE 235 NORTH BROADWAY BLYTHE, CA 92225

APPLICATION FOR PERMIT TO INSTALL BANNER ABOVE PUBLIC STREETS A FEE OF \$150.00 MUST ACCOMPANY THIS APPLICATION NAME OF ORGANIZATION: ADDRESS OF ORGANIZATION: (MA) TELEPHONE NUMBER: NAME OF DESIGNATED OFFICER MAKING REQUEST: BANNER SIZE: All Banners shall not exceed 35 feet in length. Width shall not be wider than 4 feet or narrower than 3 feet. Grommets shall have inside diameter holes of not less than one half inch and not be spaced further than three feet apart. Air holes shall be cut in the banner on one foot centers the entire length of the banner to prevent wind damage from occurring Talley Molay (Must be EVENT TO BE ADVERTISED: locally sponsored) {Maximum time limit of two (2) weeks} DATE BANNER WILL BE INSTALLED: DATE BANNER WILL BE REMOVED: APVIL 21. {Banner must be pick-up 72 hours after date of Removal. The City of Blythe will not be responsible for the Banner }. NAME OF COMPANY INSTALLING/REMOVING BANNER: A CERTIFICATE OF PUBLIC LIABILITY INSURANCE IN THE MINIMUM AMOUNT OF \$1,000,000 NAMING THE CITY AS AN ADDITIONAL INSURED FOR THE ORGANIZATION REQUESTING PERMISSION TO INSTALL BANNER FOR THE COMPANY/COMPANIES INSTALLING/REMOVING THE BANNER MUST BE ATTACHED TO THIS REQUEST. THE BLYTHE POLICE DEPARTMENT WILL PROVIDE TRAFFIC CONTROL DURING INSTALLATION/REMOVAL OF THE BANNER ON THE DATES SPECIFIED AT A TIME THAT IS CONVENIENT FOR THE DEPARTMENT. THE DEPARTMENT MAY SPECIFY A LATER DATE OR TIME IF EVENTS INDICATE A CHANGE OF DATE OR TIME. A MEMBER OF THE CITY STAFF MUST BE PRESENT AT ALL TIMES DUKING THE INSTALLATION/REMOVAL OF THE BANNER. THE INSTALLER MUST NOT, AT ANY TIME, VENTURE ONTO PRIVATE PROPERTY UNLESS SPECIFIC WRITTEN PERMISSION HAS BEEN OBTAINED FROM THE OWNER. A COPY OF SUCH WRITTEN PERMISSION MUST BE ATTACHED TO THIS APPLICATION. THE APPLICANT AGREES TO MAINTAIN THE ESTHETIC APPEARANCE OF THE BANNER AT ALL TIMES AND REMOVE IT IF THE BANNER FALLS INTO DISREPAIR. INITIAL: THIS APPLICATION MUST BE SUBMITTED AT LEAST FIFTEEN DAYS FRIOR TO THE REQUESTED INSTALLATION DAYS. FURTHER, THE APPLICANT AGREEC TO HOLD THE CITY HARMLESS FOR ANY LIABILITY IN THE EVENT OF ANY ACCIDENT OR MISFORTUNE. SIGNATURE PERMIT TO ERECT BANNER GRANTED: DENIED: REVIEWED BY PUBLIC WORKS BY POLICE DEPT GNATURE MAILING ADDRESS:

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CC:

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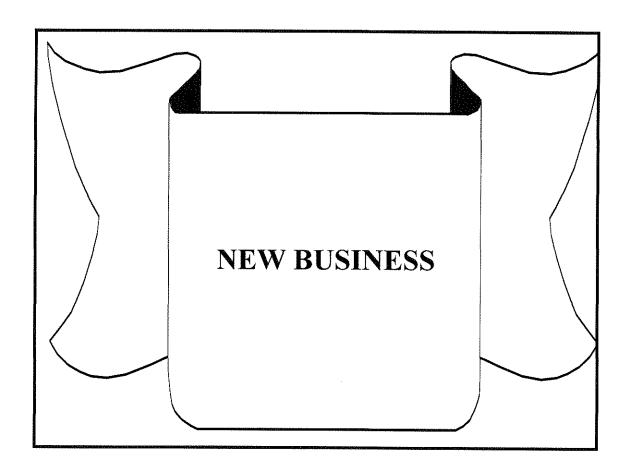
City Manager

SIGNATURE OF AUTHORIZED OFFICIAL

Client#: 150499

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Blythe, CA 92225				IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, IT'S AGENTS OR					
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CITY OF BLYTHE

TO:

City Manager for City Council Consideration

FROM:

Jim Lanphere

GC/Parks Superintendent

SUBJECT:

Quechan Marina

DATE:

March 22, 2007

BACKGROUND

The Parks Department has completed its first two seasons of operating Quechan Marina on the honor system with very positive results. We have been besieged with requests for a one-year launch pass. We currently offer these passes for \$150 for our fiscal year. I would like to offer the passes "ON SALE" for \$125 for 15 Months. (April 1, 2007 to June 30 2008). The sale price would be for the month of April only and be advertised in the Palo Verde Valley Times in each issue in April of the size attached for as cost of \$611.20. Last year we sold only three passes.

RECOMMENDATION

Approve the advertisement copy and reduced fee of \$125 for the month of April 2007 only on a trial basis.

ATTACHMENTS

A. Advertisement Copy

B. Sample ad for size only

Respectfully Submitted:

Jim Lanphere

Golf Course/Parks Superintendent

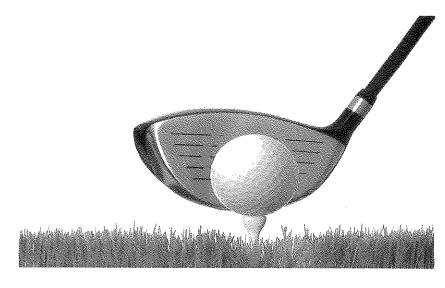
Kelson

Concurrence:

Les Nelson City Manager

QUECHAN MARINA

\$125 FOR 15 MONTHS PRE-SEASONS SALE PRICE -- APRIL ONLY



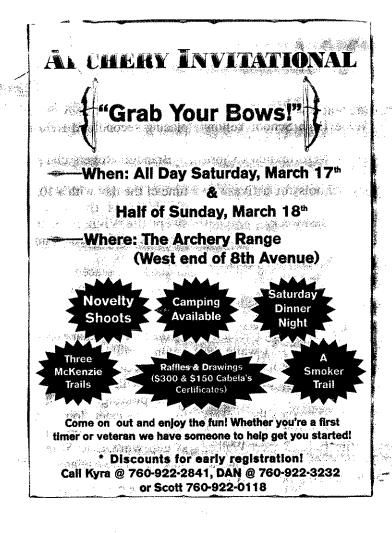
TOO HOT TO
PLAY GOLF
THIS
SUMMER
AND YOU
WANT TO
SAVE MONEY
AND HAVE
FUN TOO,
THEN WHY
DON'T YOU
TRY AN

ANNUAL LAUNCH PASS TO

QUECHAN MARINA

CONTACT CRISTA AT BLYTHE CITY HALL TO PURCHASE 760-922-6161

(REGULAR PRICE IS \$150 FOR 12 MONTHS)



Blythe City Council

To:

Mayor and City Council

From:

Jim Rodkey, Public Works Director

Date:

March 27, 2007

Subject:

Grind & Overlay of Bernard between N. Broadway and N.

Main St.

Background:

Granite Construction will be remobilizing in Blythe during the first week of April. With Granite's arrival it will provide an opportunity for the City to expand the scope of work within the contract to include a grind and overlay of Bernard between Broadway and north Main Street as a change order.

The immediate benefit of the change order is the cost savings of mobilization and demobilization cost as well as accomplishing a much needed repair of an adjacent street.

The cost of the extra work is estimated at \$120,000 with the proposed funding for the change being provided through the Capital Projects – Streets, Combined Streets Project and Chip, Slurry Seal Project.

Recommendation:

Council authorize the change order in an amount estimated at \$120,000 for the Grind and Overlay of Bernard between N. Main St and N. Broadway using funds from Streets Capitol Projects line item, Combined Streets Project in the amount of \$100,000. and any additional balance (not to exceed \$25,000) from Chip, Slurry& Fog Seal line item.

BLYTHE CITY COUNCIL

TO:

MAYOR AND CITY COUNCIL

FROM:

A.C.M. - C. HULL

DATE:

MARCH 27, 2007

SUBJECT:

COMPRESSED NATURAL GAS PROJECT UPDATE

BACKGROUND:

City staff has had several planning meetings, discussions with consultants and finally (by tonight's meeting) consultations with staff from The Gas Company. The attached information is presented for Council's review and discussion with staff. Council will note that this report focuses on siting the CNG station at Miller Park after reviewing three other possible fueling sites.

The report about the latest meeting with the Gas Company representatives will be presented at the Council meeting.

RECOMMENDATION:

Information only. Receive and file.

Concurrence by City Manager: Welson

3015 Main Street, Sulte 300 Santa Monica | CA 90405

310,312,1934 fel 310,314,9196 fax www.glodstein.org

MEMORANDUM

DATE:

March 12, 2007

TO:

Charles Hull

FR:

Bob Coale

RE:

Trip Report and Recommendations for a CNG Fueling Station

In Blythe California

INTRODUCTION

On February 28, I traveled to Blythe California to meet with City of Blythe personnel Charles Hull (Assistant City Manager) and Phillip Hamblen (Equipment Shop Manager) to discuss the feasibility and siting options for a CNG station in the City. Previously, a questionnaire had been sent to them as a means of obtaining information needed to define the optimum operating characteristics and use. A copy of that questionnaire is attached to this memorandum.

Initially, I explained the role of Gladstein, Neandross, and Associates (GNA) in the project. That is that we will act as an advisor to the City in all aspects of the project. Specifically, we are able to prepare a Request for Proposal (RFP) for the City, and administer its distribution. The RFP will contain the overall scope of work, duty specifications, and site specific information including the selected location and a proposed site layout. The document will also contain information relative to the gas and electrical power supply. Finally, it will contain contract language required by the City.

As my role with the project is primarily technical, contracting with GNA by the City and funding for that work will need to be arranged through the GNA Contracts Administrator at the GNA Santa Monica offices.

GNA will sponsor and conduct a site walk for prospective bidders and provide answers that may arise during the preparation of the proposal by the interested firms. We will evaluate the proposals according to the criteria accepted by the City and will make recommendations to the City regarding awarding of a contract.

I explained the design-bid-build versus the design-build concept as it relates to the development of CNC stations. Because the number of qualified contractors to perform the work is small, I recommended that a design-build approach be taken. Charles Hull indicated that there were no issues with the City that would prevent that approach.

QUESTIONNAIRE REVIEW

We then went through the previously-supplied questionnaire so that I could obtain additional information that would be useful in siting and sizing the CNG fueling facility. Using the attached questionnaire, the answers provided are as follows:

General.

1. City vehicles, a small but growing transit fleet, public users, possibly a future fleet of school buses. The Post Office and prison users were not seen to be a factor.

To: Charles Hull, City Blythe

March 12, 2007 Re: Site Visit for CNG Fueling Station Page 2

- Small trucks and sedans, transit buses.
- 3. The use could not be estimated at this point.
- 4. As the facility will be open to all users, maximum flexibility should be provided to allow both 3,000 and 3,600 psi users.
- 5. The station will be open to the public and will be available to traffic from I-10.
- 6. The City desires complete access using credit cards as well as authorization cards issued by the
- 7. The facility should be open 24 hours per day, seven days per week to maximize usage.
- 8. Security can be an issue depending upon the location selected. Gates and fences will be needed at critical locations.
- 9. \$600,000.
- 10. The City desires to cover all operating expenses and a cash flow to provide a maintenance fund from the sale of gas to users.
- 11. Maintenance of the vehicles will be the responsibility of the users. The City has facilities for the maintenance of their vehicles.
- 12. The City would maintain a small holding of preventive and operational spares, but would rely on a maintenance contractor for other items.
- 13. Design-build is acceptable. Sole source is possible.
- 14. Depends upon the cost and what is covered.

Site Specifics

Four sites were nominated by the City. Using a large aerial photograph of the City and its environs, these were identified for reconnaissance later in the site visit. Questions posed in this section are answered below in the assessment of the four sites.

Project Specifics

- 1. Pipeline gas specifics including pressure and moisture content are not known. Gas is distributed adjacent to all of the sites but at different pressures. GNA can determine the gas characteristics once the site location is finalized.
- 2. Electrical power is available adjacent to all sites. GNA can determine the electrical supplier and characteristics once the site location is finalized.
- 3. The City reportedly has a good relationship with the Building Department and permitting delays are not seen as a problem
- 4. The City reportedly has a good relationship with the Fire Department and permitting delays are not seen as a problem.
- Slow-fill posts will be need for approximately six vehicles initially, but this could expand.

PROSPECTIVE SITES

As indicated above, four sites were nominated by the City as potential locations for the proposed CNG facility. I visited each of these sites, and using the site assessment criteria presented in the questionnaire evaluated each of them. They were designated as Sites A, B, C, and D as follows:

- A. Old Exxon Station Site South 7th Street and East Rice Avenue
- B. City Yard West 14th Avenue and South Broadway
- C. City Yard South Broadway and Seeley Avenue
- D. Miller Park West 14th Avenue and South Lovekin Blvd.

Gladstein, Neandross & Associates LLC * 3015 Main Street, Suite 300 * Santa Monica, California 90405 Tel: (310) 314-1934 * Fax: (310) 314-9196 * www.Gladstein.org

To: Charles Hull, City Blythe March 12, 2007
Re: Site Visit for CNG Fueling Station Page 3

General Considerations

All of the sites considered meet the requirements for siting of a CNG facility. All are large enough for the present proposed operations as well as for future expansion. All have gas and electrical power close-by and are so located that user traffic is easily accommodated. Flooding is not seen as a problem and drainage for the relatively flat sites can be created as needed. Setbacks from property lines are adequate for all of the sites. Soils testing has not been done on any of the sites and the existence of subsurface contamination is unknown. Electronic maps are not available for any of the sites. Differences relating to ease of access, proximity to other users, etc. are described below in the individual site assessments.

Site A

This site was reportedly a former Exxon Service Station location. It meets all of the criteria specified in the questionnaire with regard to size, availability of utilities, freeway access, traffic flow, etc. Its primary drawback is the fact that it is not owned by the City and its purchase price of a reported \$500K is unacceptable to the city. Being that the other sites being considered are owned by the City, no further consideration was given to Site A.

Site B

This site is located approximately two blocks south of I-10, but is in between freeway exits and is therefore not as convenient as either Site A or Site D. It is adjacent to utilities and being located on a corner, has excellent access for traffic. It is currently used as a City yard for storage of materials and equipment and has sufficient space for the current use and for future expansion. An advantage is that it is not near other users.

Site C

This site is located approximately a mile and a half south of I-10, and is in between freeway exits. Of the four sites, it is the most inconvenient – to the point of not being acceptable given the City's criteria. It is adjacent to utilities and being located on a corner, has excellent access for traffic. It was previously used as part of the City's waste water treatment plant. It has sufficient space for the current use and for future expansion. An advantage is that it is not near other users, but its distance from the freeway and other potential users eliminates this site from consideration.

Site D

The Miller Park site is located only two blocks south of I-10 and, being on Lovekin Blvd. is on a freeway exit street. It has corner access that will facilitate traffic into and out of the site. The site is owned by the City and has other uses, namely as fields for baseball, soccer, and other sports. The fact that this site is heavily used for other activities given traffic, parking, and possible vandalism issues is a drawback, but in discussions with the City, they feel that these issues are manageable. If this is the case, and that decision will have to be made by the City, the Miller Park site is seen as the best of the four sites considered.

Site Survey Summary

Site A is probably the best of the four sites with regard to all of the siting criteria, particularly because it is not impacted with other uses. However, because it is not owned by the City, it is probably not a viable candidate. If that condition changes, I would recommend this site as a priority.

Site B is also acceptable from the siting criteria, but is more distant from users than either Site A or C. Because it is owned by the City, it is more suitable than Site A.

To: Charles Hull, City Blythe

Re: Site Visit for CNG Fueling Station

March 12, 2007 Page 4

Site C is too far distant from users to be viable at this time unless the access criteria are modified.

Site D is, after Site A, most suitable considering the siting criteria. Site D is also preferred by City personnel. It is impacted by other uses (namely a sports complex) but if the issues that this presents (traffic, security, parking) can be overcome it is the most desirable site. Within Site D, two portions were suggested by the City, near the actual intersection of 14th Street and Lovekin Blvd. (north) and at the southern end of the property, but still on Lovekin Blvd. Both are viable, but corner access is generally preferred to the alternative in that it provides greater flexibility of access, queuing of vehicles, etc. Further, the north location is adjacent to existing restrooms, a selection criteria desired by the City.

SITE LAYOUT

Based on using the north location on Site D, I have prepared a generic layout of the site incorporating the elements needed for equipment arrangement and site layout. Although set up for Site D, it is, with modifications, suitable for any of the sites if Site D is not selected. The overall dimensions presented are pretty close to what would be used although the positioning of the equipment might vary slightly.

I have allowed for six relatively large fleet vehicles in the time fill area (using dual hose time-fill posts). A fewer number of stalls can be initially built and the lineup expanded as the usage increases. I have also used storage spheres rather than cylinders as the cost and capacity are similar, but the spheres are easier to work with in layout and special arrangement of the equipment.

SCHEDULE

During the site visit, Charles Hull requested the timing of various elements of the project from this point on. Below is Charles' proposed schedule. I have reviewed this and modified it slightly in terms of content and timing.

Task I:

Blythe City Council to authorize GNA to proceed with drafting an RFP that will include a project description, scope of work, and performance specifications for a design/build Compressed Natural Gas Station contract to be built in Blythe California. Costs for this consulting work are to be paid for exclusively by MDAQMD and not from funds dedicated to the Blythe CNG Project. Project environmental document(s) and permitting will be administered by City of Blythe.

60 days.

Task II:

Authorize 30-day publication of RFP to selected design/build firms, requiring a mandatory job walk by potential bidders. Sealed bids will be received by the City Clerk with results taken to City Council for authorization to proceed for lowest responsible, responsive contractor. Council action will be reviewed by MDAQMD staff prior to Task III. **45 days**.

Task III:

Notice to Proceed (NTP) will be issued to the selected design/build Contractor. Construction authorization will be given to Contractor at the 75% point of plan completion provided that the necessary construction permits are in place. **15 days**.

Task IV: Construct Blythe Compressed Natural Gas Station. 120 days (depending upon critical equipment deliveries)

Task VI: Monitor CNG station usage and prepare quarterly and final reports

To: Charles Hull, City Blythe

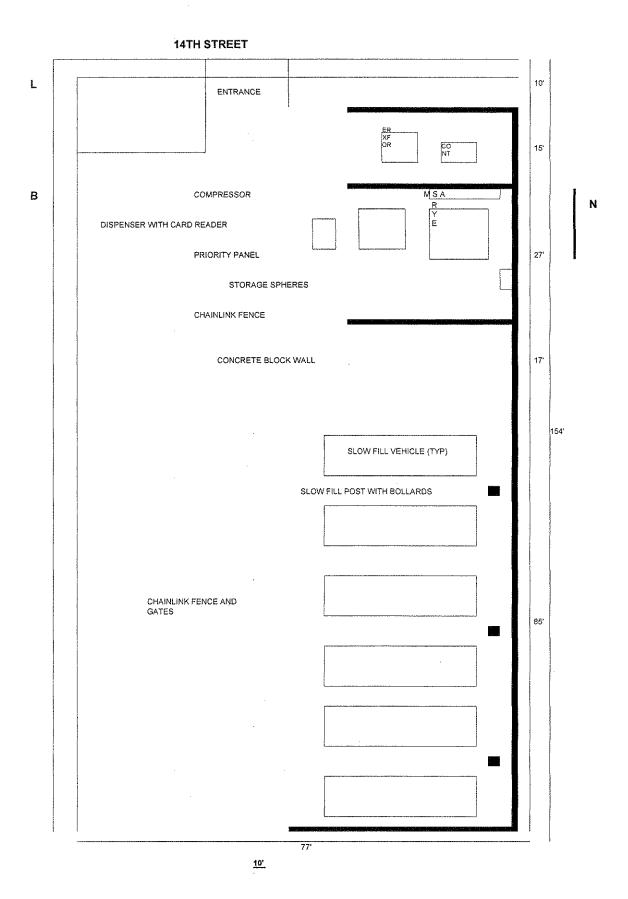
Re: Site Visit for CNG Fueling Station

March 12, 2007

Page 5

REQUIRED ACTIONS

- 1. The City of Blythe will need to contract with GNA for the preparation of the RFP and related work.
- 2. The City of Blythe will need to confirm the desired site location.
- 3. GNA will prepare the RFP to include the scope of work, duty specifications, information about the site, utilities available, and contractual information required by the City.



TO:

Mayor and City Council

FROM:

City Manager

SUBJECT:

PVUSD Request for Will Serve Letter

DATE:

March 27, 2007

BACKGROUND

For approximately four years now PVUSD has been working on the relocation of the Felix J. Appleby Elementary School. The District's interaction with the City of Blythe during this time has included numerous informal discussions with various staff personnel covering a multitude of topics. Tonight the written request for the "will serve" letter elevates the discussion to the City Council policy level. The District's request would seem to immediately raise two of the most basic issues:

- 1.) Council's policy position on providing water and sewer service outside the City's service jurisdiction.
- 2.) Extension of infrastructure (and payment thereof) where none currently exists.

DISCUSSION

Staff is not prepared to make any recommendation tonight, although it is fairly clear by precedent that the City of Blythe has historically been agreeable to providing water and sewer services outside the City's service jurisdiction. Where much more information is needed relates to financing the extension of the water and sewer infrastructure, although generally new development is expected to pay for the demand they create. It is anticipated that discussions regarding the financing question will begin in the very near term with District staff as the basis for an ultimate decision by the City Council.

RECOMMENDATION

Receive and file.

Respectfully submitted.

Nelson

Les Nelson

City Manager

Attachments



PALO VERDE Unified School District

"improving Learning . . . Together"

295 North First Street, Blythe, California 92225 Telephone (760) 922-4164 Fax (760) 922-5942

March 15, 2007

Mr. Les Nelson City Manager City of Blythe 235 North Broadway Blythe, CA 92225

Re:

Appleby Elementary School

Palo Verde Unified School District

Dear Mr. Nelson:

I am writing you to request "will serve" letters for water and sewer service for the subject project:

Appleby Elementary School Vernon Way Blythe CA 92225 APN: 869-110-013

The site is located on a portion of the southwest quarter of the northeast quarter of section 5, township 7 south, range 23 east, San Bernardino base and meridian. Property includes an area of 19.85 acres more or less.

If you need any further information, please feel free to call me at (760) 922-6164.

Sincerely,

Alan Jensen, Ed.D.

Superintendent

cc:

Roger Clarke, RRC

File 1-19-65

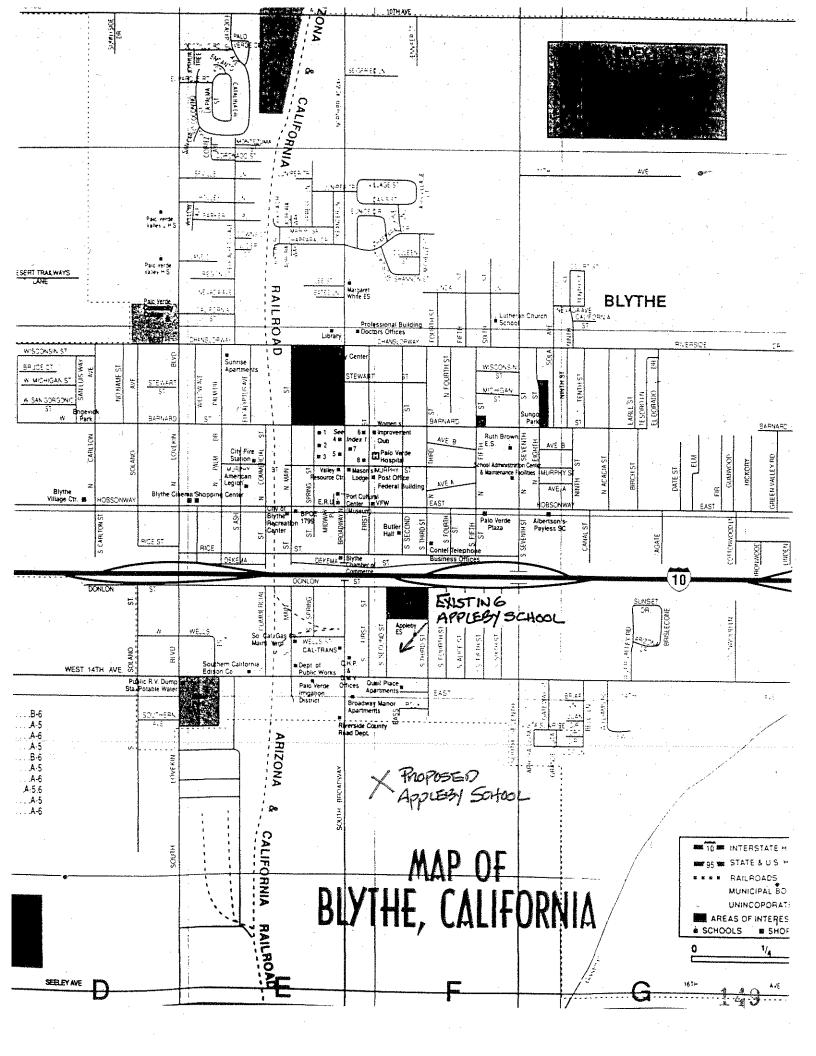
Board of Education

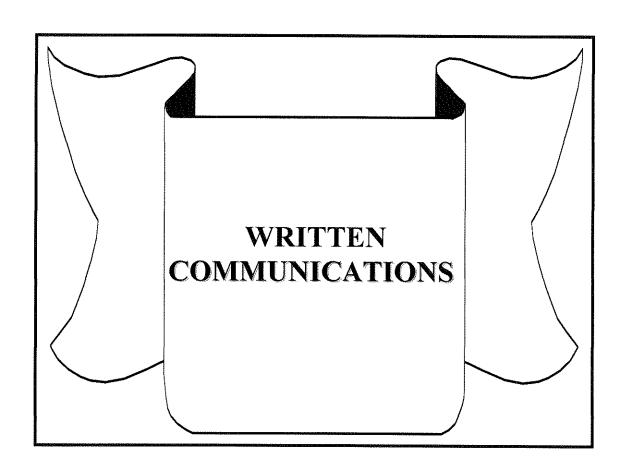
Alan Jensen, Ed.D.

Superintendent

James Carney Norman C. Guith, Ed.D.

Jim Shipley Garth Underwood Eugenia Webber





CITY OF BLYTHE STREET CLOSURE APPLICATION

	THE BLYKE AREA CHAMBER A COMMENCE REQUESTS THAT PERMISSION BE (NAME OF ORGANIZATION)
	GRANTED FOR A STREET CLOSURE TO BE CONDUCTED ON APRIL 13, 19.
	PURPOSE OF USE: BLOCK PARM MIXER
	NUMBER OF PARTICIPANTS: 3,000 WHICH STREET WOULD YOU LIKE TO
	USE: HOBSONWAY FROM: Broadway To: 2nd St.
	DATE(s) OF REQUESTED USE: FRIDAY, PRIL 13, 2007
	HOURS OF REQUESTED USE: 4'.DO R.M. TO 8'.DO P.M.
	CONTACT PERSON: Jim SHIPLEY PHONE NO.: 922-8166
	ALTERNATE CONTACT PERSON: PHONE NO.:
سما	INSURANCE: A CERTIFICATE OF PUBLIC INSURANCE IN THE MINIMUM AMOUNT OF \$1,000,000 NAMING THE CITY AS AN ADDITIONAL INSURED MUST BE ATTACHED TO THIS APPLICATION.
	THIS APPLICATION MUST BE SUBMITTED AT LEAST FIFTEEN DAYS PRIOR TO THE REQUESTED USE DATE.
7	AGREEMENT IT IS UNDERSTOOD THAT THE CITY OF BLYTHE AND ALL OF IT'S EMPLOYEES WILL BE HELD HARMLESS IN THE EVENT OF ACCIDENT, INJURY OR MISFORTUNE DURING THIS EVENT TO ANY PARTICIPANT OR SPECTATOR, THE APPLICANT, ASSUMES ALL LIABILITY.
	(NAME OF ORGANIZATION)
	APPLICANT SIGNATURE: DATE: DATE: DATE: ************************************
	CITY USE ONLY:
	PERMIT; APPROVED DENIED DATE:
	ATEF OF POLICE DATE
/	DIRECTOR OF PUBLIC WORKS DATE
	DIRECTOR OF FORMS DATE
	CC: CITY MANAGER

Certificate of Insurance

Special Events

Name Insured:

Community Recognition Day c/o Blythe Area Chamber of Commerce 201 S. Broadway

Blythe, CA 92225

Named Additional Insured:

BLYTHE CITY (PERMA) SPECIAL EVENT

235 N Broadway Blythe, CA 92225

Certificate Term 4/25/2007 to 4/26/2007

Certificate # BLE06-0026

Coverage

BLYTHE CITY (PERMA) SPECIAL EVENT Special Event Policy Company: Scottsdale Insurance

Commercial General Liability Per Master Policy#BCS0012904

Master Policy Effective Date: 5/1/2006 to expiration

Limits

\$1,000,000 General Aggregate / \$1,000,000 Each occurrence / \$1,000,000 Products & Completed operations /

\$1,000,000 Personal & Advertising Injury/\$50,000 Fire Damage / Medical Payments Excluded

Deductibles

\$500 per claim including loss adjustment expense for bodily injury and property damage.

\$130.00

Premium (Fully Earned)

\$4.13

Taxes (Fully Earned)

\$35,00

Certificate Fee (Fully Earned)

TRIA

\$169.13

Total Amount

Terms & Conditions 1. Premium and All fees are fully earned. No Cancellations Allowed.

2. Hazard Class: 1

- 3. Event Location: Blythe Community Center
- 4. Event Description: Awards Presentation
- 5. Total Attendance: 250 Vendors: None
- 6. Attachments: Limited Contractual Endt., Designated Premises, Classification Limitation Endt.
- 7. Event Date: 4/25/2007 to 4/26/2007
- 8. NO LIQUOR LIABILITY COVERAGE PROVIDED

Exclusions

Assault & Battery, Care, Custody and Control, Total Pollution; Asbestos, Lead Contamination, Animals, Nuclear, Employment Related Practices; Liquor Liability; Cross Suits; Independent Contractors; Medical Payments; Communicable Disease, Subsidence, Non-Owned/Hired Auto, New Entities, Unscheduled activities or Events; Participants, Fireworks and Explosives, Punitive Damages, Professional, Voluntary Labor, Terrorism. (For a complete list of the forms, conditions and exclusions of the policy, refer to Master Policy.)

The insurance afforded under the specified policy above is subject to all terms, conditions, and exclusions of such policy. (A copy of the policy is available upon written request.) This coverage applies only to the contractor or event noted above and does not extend to any other activities or work performed by the holder.

MUNICIPALITY INSURANCE SERVICES, INC., should be notified at once of any claim arising from your operation. Call 1-800-420-0555 and a claims representative will assist you in the reporting process. Coverage is primary and not contributing with any insurance maintained by the above public entitiy. The limits of insurance apply to each event. If more than one named insured for any one event it will not increase the total limits of liability available for that event.

Carol Frost / President, Municipality Insurance Services, Inc.

TO:

Mayor and City Council

FROM:

City Manager

SUBJECT:

Community Recognition Day - Chamber Request

DATE:

March 27, 2007

BACKGROUND

Attached is a request from the Blythe Area Chamber of Commerce asking the City Council to help sponsor the Annual Community Recognition Day held on Wednesday, April 25th. The City's sponsorship would be in the form of donating the Community Center rental fee and labor cost, a \$414 implication.

The Chamber's last request for sponsorship was for the March 7th Winter Visitor Appreciation Dinner, last quarter. Unfortunately, the more recent Potter's House request put the Council's line item budget into a difficult mode.

Staff believes it is important to honor community members for their volunteer work, and will transfer funds to pay for the City's sponsorship of this most worthwhile event.

RECOMMENDATION

Approve City sponsorship for the Annual Community Recognition Day in the amount of \$414.

Respectfully submitted,

Les Nelson

City Manager

Attachment

201 South Broadway Blythe, California 92225 USA

Phone (760) 922-8166 Fax (760) 922-4010

March 5, 2007

Blythe City Council City of Blythe 235 N. Broadway Blythe, CA 92225

Subj: Community Recognition Day

Dear Council Members:

The Blythe Area Chamber of Commerce has scheduled subject annual event for Wednesday, April 25th at the Blythe Community Center from 5:00 until 8:00 pm.

As this is an event to honor those members of the community for their volunteer work and contributions, we are asking the Council to partner with us by rescinding the normal rental fee for the Community Center.

We have enclosed the Application, Agreement for rental of the Community Center facilities, and a copy of the insurance coverage, which is in process.

We look forward to your reply and thank you in advance, for your cooperation with this endeavor.

Sincerely,

lim Shipley,

Chief Operating Officer

COMMUNITY CENTER RENTAL FEE COMPUTATION

APPLICATION NAME:	Blythe Chamber	
DATE REQUIRED:	4/25/07	
DATE SUBMITTED:	3/13/07	
AUDITORIUM		
1st Hour @ \$75.00		75.00
Each Additional Hou	r @ \$25.00 x Hours	50.00
Cleaning/Damage De	eposit	125.00
Tota	al Auditorium	250,00
LABOR – Custodian Service	es:	224.00
·		
KITCHEN		
Total Kitchen \$45.0	00	45.00
EARLY ACCESS		
Min. \$20.00 + 10.00	hr. above 2 hrs.	20.00
Total:		539.00
Reserv	ration Deposit (00025363011)	(50.00)
	f Deposit:	
Balance	e Due By:	
	00025363011 - Rental \$	190.00

50300341080 - Labor

820229010 - Deposit \$_

155

224.00 125:00

Municipality

Special Event Quote# W-21042

Insurance Services

Community Recognition Day c/o Blythe Area Chamber of Commerce

Date 3/6/2007

201 S. Broadway Blythe, CA 92225

We are able to offer the following terms which are valid for 90 days

Coverage

BLYTHE CITY (PERMA) SPECIAL EVENT Special Event Policy Company: Scottsdale Insurance

Commercial General Liability Per Master Policy# BCS0012904

Limits

\$1,000,000 General Aggregate / \$1,000,000 Each occurrence / \$1,000,000 Products & Completed operations /

\$1,000,000 Personal & Advertising Injury/\$50,000 Fire Damage / Medical Payments Excluded

Deductibles

\$500 per claim including loss adjustment expense for bodily injury and property damage.

\$130.00

Premium (Fully Earned) Taxes (Fully Earned)

\$4.13

Certificate Fee (Fully Earned)

\$35.00

TRIA

\$169.13

Total Amount

Terms & Conditions

1. Premium and All fees are fully earned. No Cancellations Allowed.

2. Hazard Class: 1

3. Event Location: Blythe Community Center 4. Event Description: Awards Presentation 5. Total Attendance: 250 Vendors: None

6. Attachments: Limited Contractual Endt., Designated Premises, Classification Limitation Endt.

7. Event Date: 4/25/2007 to 4/26/2007

8. NO LIQUOR LIABILITY COVERAGE PROVIDED.

Exclusions

Assault & Battery; Care, Custody and Control; Total Pollution; Asbestos; Lead Contamination; Animals; Nuclear, Employment Related Practices; Liquor Liability; Cross Suits; Independent Contractors; Medical Payments; Communicable Disease; Subsidence; Non-Owned/Hired Auto; New Entities; Unscheduled activities or Events; Participants, Fireworks and Explosives; Punitive Damages; Professional; Voluntary Labor, Terrorism. (For a complete list of the forms, conditions and exclusions of the policy, refer to Master Policy.)

The insurance afforded under the specified policy above is subject to all terms, conditions, and exclusions of such policy. (A copy of the policy is available upon written request.) This coverage applies only to the contractor or event noted above and does not extend to any other activities or work performed by the holder.

Additional

BLYTHE CITY (PERMA) SPECIAL EVENT

Named Insured: 235 N Broadway

Blythe Ca 92225

Need the following to bind

A signed copy of this Quotation for the amount of:

\$169.13

and a money order or cashier's cheek Payable to:

Municipality Insurance Services, Inc. 302 West Cerritos Ave Bldg#7 Anaheim, CA 92805-6550

gned and Accepted by



N REPLY REFER TO: YAO - 7220 ENV - 7.00

United States Department of the Interior



BUREAU OF RECLAMATION Yuma Area Office 7301 Calle Agua Salada Yuma, Arizona 85364

MAR 0 6 2007

Mr. Les Nelson City Manager City of Blythe 235 North Spring Street Blythe, CA 92225

Subject: Agency Notification of Pesticide Application

Dear Mr. Nelson:

The Bureau of Reclamation, Yuma Area Office, in cooperation with Arizona Fishery Resources Office - Parker, intends to apply aquatic herbicides in the Palo Verde Irrigation District's main drain and on the Colorado River near Walter's Camp to control Giant Salvinia (Salvinia molesta), a highly invasive, non-native aquatic weed. The treatment purpose is to prevent downstream proliferation of the weed and to prevent damage to irrigation systems and waterways.

The herbicides used will be:

- (Reward) Diquat [diquat dibromide],
- (Rodeo) Glyphosate [N-(phosphonomethyl)glycine, isopropylamine salt], and
- (Clearigate) Copper carbonate with ethanolamine chelating agent

Spraying is scheduled to begin April 2007 and continue through October 2007.

According to the manufacturer's label, diquat and glyphosate are restricted from use within 0.5 mile upstream of drinking water intakes. Diquat and glyphosate treated waters should not be used for human or livestock consumption within one day of treatment (product label). Copper herbicides have no use restrictions or precautions.

If you have any questions concerning this notification you may contact Mr. Michael R. Biever 928-343-8306 or via email at mbiever@lc.usbr.gov.

Sincerely,

Cynthia Hoeft, Director Resource Management Office

Identical Letters Sent To:

Office of Agricultural Commissioner Director of Weights and Measures 280 North Broadway Blythe, CA 92225

Ms. Rebecca Heick Field Manager Bureau of Land Management Yuma Field Office 2555 East Gila Ridge Road Yuma, AZ 85364

Mr. Bill Seese
Refuge Manager
U.S. Fish and Wildlife
 Service
Cibola National Wildlife
 Refuge
Route 2, Box 1
Cibola, AZ 85328

Mr. John Turner
Chief - Yuma Office
U.S. International Boundary
 and Water Commission
1940 South Third Avenue,
 Suite A
Yuma, AZ 85364

Arizona Department of Agriculture 1688 West Adams Phoenix, AZ 85007

Arizona Department of Game and Fish 9140 East 28th Street Yuma, AZ 85365

Arizona Department of Environmental Quality 1110 West Washington Street Phoenix, AZ 85007

Mr. Chris Hayes
State of California
Department of Fish and Game
Eastern Sierra Inland
Deserts Region
P.O. Box 2160
Blythe, CA 92226

Mr. Jose Cortez
California State Water
Resources Control Board,
Region 7
P.O. Box 100
Sacramento, CA 95812

Mr. Gerald Zimmerman
Executive Director
Colorado River Board of
 California
770 Fairmont Avenue,
 Suite 100
Glendale, CA 91203-1035

Imperial County Board of
 Supervisors
940 West Main Street,
 Suite 209
El Centro, CA 92243

Mr. Tom Wolfe
Manager
Imperial County Environmental
 Health Department
939 West Main Street,
 Suite B7
El Centro, CA 92243

Mr. Stephen L. Birdsall Agricultural Commissioner/APCD Imperial County 150 South 9th Street El Centro, CA 92253

Mr. Mark Johnston
Environmental Health Services
Imperial County
940 West Main Street,
Suite 209
El Centro, CA 92243

Mr. Fred Nippins
Fire Protection
Imperial County
940 West Main Street,
Suite 209
El Centro, CA 92243

Ms. Robin Raecker
Public Health/EMS
Imperial County
940 West Main Street,
Suite 209
El Centro, CA 92243

Riverside County Board of Supervisors County Administrative Center 4080 Lemon Street, 5th Floor Riverside, CA 92501

Ms. Martha Bahia
Supervising Hazmat Specialist
Riverside County Department
of Environmental Health
4065 County Circle Drive
Riverside, CA 92503

California Department of Forestry/Riverside County Fire Department 210 West San Jacinto Street Perris, CA 92570-1995

Mr. Les Nelson City Manager City of Blythe 235 North Spring Street Blythe, CA 92225

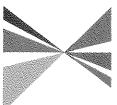
Mr. Ed Smith
General Manager
Palo Verde Irrigation
District
180 West 14th Street
Blythe, CA 92225

Ms. Phyllis Cason
Pesticide Use Enforcement
Agricultural
Commissioner/APCD
Imperial County
150 South Ninth Street
El Centro, CA 92253

cc: Mr. Chuck Minckley
Project Coordinator
Arizona Fishery
Resources Office Parker
60911 Highway 95
Parker, AZ 85344

PRESENTATION ON 4-24-07

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

March 14, 2007

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California

zoo i i i gores, camorii

90017-3435

t (213) 236-1800 f (213) 236-1825

www.scag.ca.gov

Officers: President: Yvonne B. Burke, tos Angeles County - First Vice President: Gary Ovitt, San Bernardino County - Second Vice President: Richard Dixon, Lake Forest - Immediate Past President: Toni Young, Port Hueneme

Imperial County: Victor Carrillo, Imperial County • Jon Edney, El Centro

Los Angeles County: Yvonne B. Burke, Los Angeles County • Zev Yaroslavsky, Eos Angeles County . Jim Aldinger, Manhattan Beach . Harry Baldwin, San Gabriel + Paul Bowlen, Cerritos + Todd Campbell, Burbank • Tony Cardenas, Los Angeles • Stan Carroll, La Habra Heights • Margaret Clark, Rosemead . Gene Daniels, Paramount - Mike Dispenza, Palmdale - Judy Dunlap, Inglewood - Rae Gabelich, Long Beach David Gafin, Downey - Eric Garcetti, Los Angeles - Wendy Greuel, Los Angeles - Frank Gurulé, Cudahy • Janice Hahn, Los Angeles • isadore Hall, Compton • Keith W. Hanks, Azusa • José Huizar, Los Angeles - Tom LaBonge, Los Angeles • Paula Lantz, Pomona • Paul Nowatka. Torrance • Pam O'Connor, Santa Monica • Alex Padilla, Los Angeles - Bernard Parks, Los Angeles - Jan Perry, Los Angeles - Ed Reyes, Los Angeles - Bill Rosendahl, Los Angeles - Greig Smith, Los Angeles • Tom Sykes, Walnut • Mike Ten, South Pasadena • Tonia Reyes Uranga. Long Beach · Antonio Villaraigosa, Los Angeles · Dennis Washburn, Calabasas • Jack Weiss, Los Angeles - Herb J. Wesson, Jr., Los Angeles -Dennis Zine, Los Angeles

Orange County: Chris Norby, Orange County -Christine Barnes, La Palma - John Beauman, Brea - Lou Bone, Tustin - Art Brown, Buena Park - Richard Chavez, Anaheim - Debbie Cook, Huntington Beach - Leslie Daigle, Newport Beach - Richard Dixon, Łake Forest - Paul Glaab, Laguna Niguel

Riverside County: Jeff Stone, Riverside County - Thomas Buckley, Lake Elsinore - Bonnie Flickinger, Moreno Valley - Ron Loveridge, Riverside - Greg Pettis, Cathedral City - Ron Roberts, Temecula

San Bernardino County: Gary Gvitt, San Bernardino County - Lawrence Dale, Barstow -Paul Eaton, Montdair - Lee Ann Garcia, Grand Ierrace - Tim Jasper, Iown of Apple Valley - Larry McCaBon, Highland - Deborah Robertson, Riakto - Alan Wapner, Ontario

Ventura County: Judy Mikels, Ventura County
• Glen Becerra, Simi Valley - Carl Morehouse,
San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Low Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark Mr. Les Nelson City Manager City of Blythe 235 North Broadway Blythe, CA 92225

Dear Mr Nelson:

The Southern California Association of Governments respectfully requests placing the Hon. Greg Pettis, Cathedral City on the City of Blythe Council agenda to give a 10-minute power point presentation on the SCAG 2006 State of the Region report. As you are aware Mayor Pro Tem Pettis serves on the SCAG Regional Council representing District #2 comprised of cities in the Coachella Valley Association of Governments subregion.

The State of the Region 2006 Report, utilizes a set of performance indicators to track Southern California's progress in achieving the goals in SCAG's Regional Comprehensive Plan and Guide. It compares the recent performance of our region with its own previous record and that of the other large U.S. metropolitan regions. The report is intended to raise public awareness, focus policy deliberations and shape collective actions on vital issues affecting our shared future.

Thank you for the opportunity to share this important information with policy makers throughout the region. If you have any comments or questions please contact Ms. Sylvia Patsaouras, Interim Director, Government and Public Affairs at (213) 236-1806 or by e-mail at patsaour@scag.ca.gov.

Regards,

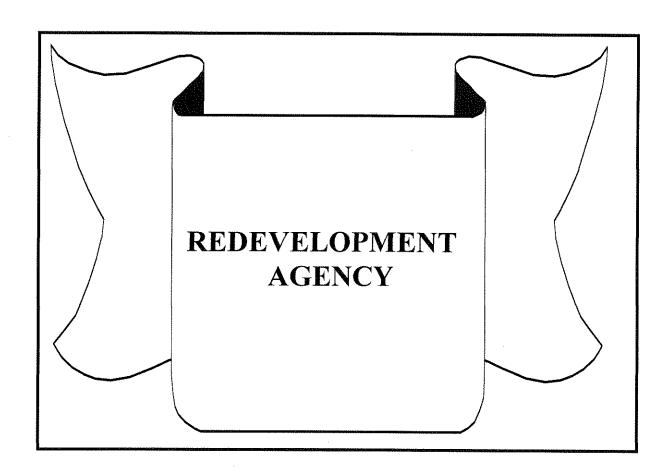
Mark Pisano

Executive Director

Southern California Association of Governments

161

AG. JANE EMBRY 212 236-1826



MINUTES BLYTHE REDEVELOPMENT AGENCY FEBRUARY 27, 2007

The February 27, 2007 regular meeting of the Blythe Redevelopment Agency was called to order by Chairman Crain in the Council Chambers. Also in attendance were Board Members Hernandez, DeConinck and Mays. Staff in attendance included Executive Director Nelson and other Agency staff members. Absent: Vice Chairman Grotke.

APPROVAL OF CONSENT CALENDAR. Board Member Hernandez moved to approve the Request No. 17 from the RDA Revolving Fund Account, presented under the Consent Calendar at the City Council meeting of February 27, 2007. Seconded by Board Member DeConinck. Unanimous Aye vote. Absent: Vice Chairman Grotke.

APPROVAL OF MINUTES. Board Member DeConinck moved for the approval of the January 9th and January 23, 2007 Minutes. Seconded by Board Member Hernandez. Unanimous Aye vote. Absent: Vice Chairman Grotke.

RESOLUTION NO. RA 2007-121 ADOPTING FISCAL YEAR 2006/07 OPERATING BUDGET. Finance Director Colbert presented the Blythe Redevelopment Agency Budget for FY 2006-07. A budget was not presented for adoption back in June 2006, due to anticipation of issuing bonds during the fiscal year. Staff explained that all Redevelopment in the City is accomplished with bonded debt guaranteed by tax increment distribution based on growth. After review of the final assessed valuations provided by the County of Riverside Assessor's Office, it was determined that the Agency would proceed with the issuance of the 2006 Bonds. The Redevelopment Agency Budget for the current fiscal year has been developed with the following objectives: 1.) Contribution for various public improvement projects from tax-exempt debt proceeds; 2) Housing assistance projects, grants and loans from debt proceeds dedicated to low and moderate housing; 3) Timely payments of bonded debt obligations and pass-throughs to various governmental agencies from annual tax increment collections; 4) Economic development loans and grants to commercial enterprises from taxable debt proceeds. No public comment.

Board Member DeConinck moved for the adoption of Resolution No. RA 2007-121. Seconded by Board Member Mays. Unanimous Aye vote. Absent: Vice Chairman Grotke.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLYTHE REDEVELOPMENT AGENCY ADOPTING THE FISCAL YEAR 2006-07 OPERATING BUDGET

GATEWAY PARK – MONUMENT SIGN PURCHASE. Asst. City Manager Hull reported that City Council held a Study Session on January 30, 2007 to review the status of the Gateway Park Project. Council at that time directed staff to find other options and prices for the water feature sign to be installed at Gateway Park. The following signs are presented tonight for consideration: Pres-cast Concrete Sign: 1) The City would unload the 12,600 pound sign and set it on the foundation. Military Recognition statement would be on a brass plaque. "Gateway Park" would be cast into the concrete-\$15,572; 2) Pre-Cast Concrete Sign: The City would also unload and set the sign - \$28,404; 3) Aluminum/concrete sign with lower water exit feature - \$8,465; 4) Small single-sided monument sign for Gateway Park - \$4,389. There is a balance of \$73,800 in the RDA budget for the Gateway Park Improvement Project. The total line item amount for the Gateway sign is \$16,000, which includes installation, electrical/lighting, foundation placement etc. Should the Agency Board elect to purchase a higher priced set of signs for Gateway Park, money could be shifted from the project balance. No public comment.

Board Member Hernandez moved to approve recommendation No. 1. the purchase of the sign highlighted in Attachment three. The base is concrete and it should not suffer adversely from long-term constant water flow. The upper section is aluminum with painted stucco finish that should withstand the exposure to the water feature, but not the constant flow of the waterfall. The base price for this unit is \$8,465, plus installation costs. Seconded by Board Member DeConinck. Unanimous Aye vote. Absent: Vice Chairman Grotke.

ADJOURN:

There being no further business to come before the Board the meeting was adjourned	There be	eina no	further	business to	come	before the	Board t	he meeting w	as adjourned
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ATTEST:	Robert Crain, Chairman
Virginia Rivera, Secretary	

MINUTES BLYTHE REDEVELOPMENT AGENCY MARCH 13, 2007

The February 27, 2007 regular meeting of the Blythe Redevelopment Agency was called to order by Chairman Crain in the Council Chambers. Also in attendance were Vice Chairman Grotke, Board Members Hernandez, DeConinck and Mays. Staff in attendance included Executive Director Nelson and other Agency staff members.

APPROVAL OF CONSENT CALENDAR. Board Member DeConinck moved to approve the Request No. 18 from the RDA Revolving Fund Account, presented under the Consent Calendar at the City Council meeting of March 13, 2007. Seconded by Board Member Hernandez. Unanimous Aye vote.

APPROVAL OF MINUTES. Board Member Hernandez moved for the approval of the February 13, 2007 Minutes. Seconded by Vice Chairman Grotke. Unanimous Aye vote.

ADJOURN:

There being no further business to come before the Board the meeting was adjourned.

ATTEST:	Robert Crain, Chairman
Virginia Rivera, Secretary	

BLYTHE REDEVELOPMENT AGENCY

TO: RDA CHAIRMAN AND BOARD MEMBERS

FROM: A.C.M. - C. HULI

DATE: MARCH 27, 2007

SUBJECT: EXTRA WORK ON COMMINGLED PLUMES #4 AND #5

BACKGROUND:

One hundred-eight current or former gasoline station sites, 67 of which were identified in nine commingled plumes were documented in a report published in June 1995 by Holquin, Fahan and Associates (HFA) as part of the Blythe Environmental Demonstration Project (Project). While delineation of length, width and depth of the gasoline components took years to discover and fund, clean-up of the pollution is now at hand. The normal business contract entered into by the City of Blythe and HFA in the mid-1990's stipulated interest charges started to accrue after 30 days. HFA and the City both fell victim to the untimely payments from the Underground Storage Tank Cleanup Fund (USTF) ultimately placing the City at risk for severe interest penalties. Subsequent to negotiations with HFA, the City of Blythe entered into a new contract with Holquin, Fahan and Associates on August 31, 2006 for the identification and clean-up of underground gasoline contamination within the City.

Three categories of payment (by the USTF) for work were defined in this contract as:

- Category I Such work shall receive pre-approval by the USTF prior to commencement of work.
- Category II Such work shall be undertaken upon approval the City with the understanding that CITY shall be financially responsible for such WORK irrespective whether funding by the USTCF is ultimately obtained.
- Category III Such work may be commenced by HFA with the understanding that the City shall not be financially responsible to pay for such WORK, unless and until funding is received from the USTCF.

Pre-approved (Category I) work has proceeded normally, almost without interruption even during contract discussions. A letter of pre-approval for "Investigation and Corrective Action, Commingled Plume Project, Plume No.4, Blythe, CA." dated September 7, 2006 from the USTCF gives the green light to the Cost Estimate for Groundwater Monitoring Well Installation, from HFA for CP4 in the amount of \$154,583. This is Category I work approved by the Regional Board and is pre-approved for lump sum payment by the

USTCF. However, there is a portion of the proposed scope of work that the USTF did not pre-approve. That additional work is detailed in the proposal dated March 7, 2007 from HFA and attached herein. Specifically, the additional work covers reimbursement technical assistance, air knife and vacuum excavation to clear the boreholes of potential utility conflicts prior to well installation activities) and to conduct repairs to existing wells including wellbox repairs and well redevelopment as needed.

The exact same circumstances outline above, exist for Commingled Plume No. 5. Only the scope (amount) of work and the amount of the (money) estimates are different. Pre-approved (Category I) for CP5 is \$249,759 and the estimate for the Category II work is \$37,450.

Staff understands from conversations with USTF and HFA staff relative to these identified time and material costs being reimbursed that there is a 50/50 chance that they will be fund eligible. Article 5 (Cost Sharing) of the Commingled Plume Agreement of CP#4, dated October 31, 1997 states that the individual responsible parties (RPs) are responsible for corrective action costs deemed to be ineligible (unreimbursable) by the USTCF. Beyond that, any ineligible costs for the plume can potentially be proportionately charged against a specific parcel if owned by any RP.

The maximum twelve calendar month risk for the City/Agency is \$100,000 per Section 5.3 of the new contract with HFA. Billable charges under Category II work become due and payable according to Section 5.1d(ii)"60 calendar days following client's receipt of HFA statement for Category II work", (or interest accrues according to 5.1e. The Category II cost estimate for CP 4 is \$26,950. The Category II cost estimate for CP 5 is \$37,450. The total for both estimates is \$64,400. The actual work and charges may, or may not be the amounts shown on the final billing.

RECOMMENDATION:

Staff recommends Council authorize the Mayor to sign the attached Cost Estimates for 2007 Category II work from Holguin, Fahan and Associates:

- 1. Dated March 7, 2007 for work on Blythe Environmental Remediation Project Commingled Plume No. 4 in the Not To Exceed amount of \$26,950.
- 2. Dated March 20, 2007 for Category II work on the Blythe Environmental Remediation Project Commingled Plume No. 5 in the Not To Exceed amount of \$37, 450.

Concurrence by RDA Executive Director: Oko Webon



March 5, 2007

CATEGORY ONE - PRE-APPROVED FOR LUMP SUM PAYMENT

Mr. Charles Hull City of Blythe 235 North Broadway Blythe, California 92225

Subject:

COST ESTIMATE FOR GROUNDWATER MONITORING WELL INSTALLATION, QUARTERLY GROUNDWATER MONITORING, AB2886 COMPLIANCE, AND

CORRECTIVE ACTION PLAN PREPARATION FOR BLYTHE ENVIRONMENTAL REMEDIATION PROJECT

COMMINGLED PLUME #4

400, 401, 435, AND 500 WEST HOBSONWAY, BLYTHE, CALIFORNIA (CRWQCB-CRBR FILES 7T2225022, 7T2225147, 7T2225148, 7T2225149)

Dear Mr. Hull:

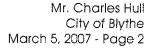
Holguin, Fahan & Associates, Inc. (HFA) is pleased to present the City of Blythe with the following cost estimate for groundwater monitoring well installation, quarterly groundwater monitoring, AB2886 compliance, and corrective action plan preparation for Commingled Plume #4 (CP #4), located on West Hobsonway between Ash Avenue and Commercial Street in the city of Blythe, California (see Figure 1 - Site Location Map). A list of acronyms used in this report is enclosed.

BACKGROUND

The site consists of four individual sites, designated as Sites A, B, C, and D (see Figure 2 - Plot Plan). The four sites within CP #4 consist of former service stations. Site A is the former EZ Serve Station #100782 at 500 West Hobsonway; Site B is the former Woody's Service Station at 435 West Hobsonway; Site C is the former Western Gillette Truck Terminal at 401 West Hobsonway; and Site D is the former Richfield Oil Company Service Station at 400 West Hobsonway. The USTs and fuel dispensers have been abandoned in place or removed from these four facilities. On-site investigations indicated the presence of hydrocarbons in soll and groundwater at all four sites, resulting in reporting of unauthorized releases (HFA, 1995).

Site assessment activities for Site A, conducted in the early 1990s by the individual responsible party, included installation of 12 groundwater monitoring wells, 2 vapor extraction wells, and 3 air sparge wells (see Figure 2). Direct-push soil and hydropunch groundwater sampling events

www.hfa.com





were conducted in 1995 (12 sampling locations) and 2003 (48 sampling locations) for CP #4 (HFA, 1995; 2003). Based on these site assessment activities, the maximum TPH as gasoline concentration in soil was 5,300 mg/kg and the maximum benzene concentration was 6.2 mg/kg, both from off-site downgradient well CP4A-MW-11 at 10 fbg. MTBE concentrations were not measured at or above the laboratory detection limits for the direct-push soil samples, and none of the soil samples collected for the monitoring, vapor, and air sparge well installations were analyzed for MTBE. The lateral extent of detectable hydrocarbons in soil is defined (HFA, 2003).

Historically, PSH has been measured in 7 of the 12 monitoring wells for site A. The maximum thickness of PSH was 2.43 feet in well CP4A-MW-6, measured on June 12, 1991 (see Figure 2) (Brown & Root Environmental [BRE], 1997). Periodic hand bailing removed an unknown quantity of PSH and dissolved-phase hydrocarbons from these wells. During the latest groundwater monitoring event, conducted on February 11, 2003, PSH was present in wells CP4A-MW-1, CP4A-MW-3, and CP4A-MW-10, with a maximum thickness of 1.88 feet (HFA, 2003).

In 1994, vapor extraction and air sparge tests were performed at site A (Acton, Mickelson, and Dam, Inc., 1994). A remedial action plan submitted to the CRWQCB-CRBR in 1994 proposed the installation and operation of a vapor extraction and air sparge remediation system (SECOR International, Inc., 1994). The remediation system was not installed.

In 2003, the extent of dissolved-phase hydrocarbons in groundwater was delineated using the data from existing wells and hydropunch groundwater samples. Laboratory analytical results indicated maximum concentrations of TPH as gasoline of 190,000 μ g/I (CP4A-MW-10), benzene of 4,900 μ g/I (CP4A-MW-3), and MTBE of <100 μ g/I (HFA, 2003; BRE, 1997). Vertical delineation sampling below the water table was conducted for 10 of the hydropunch locations to a maximum depth of 90 fbg. Laboratory analytical results of the vertical delineation sampling did not indicate concentrations of benzene or MTBE above laboratory detection limits (HFA, 2003). During the latest groundwater monitoring event, well CP4A-MW-2 was found to be compromised and inaccessible for sampling (HFA, 2003).

PROPOSED WORK

OBJECTIVES

Previous work conducted for CP #4 completed the soil assessment, delineated areas where PSH is likely to be present, and provided an indication of the lateral and vertical extents of



dissolved-phase hydrocarbons in groundwater (see Figure 2). The next phase of work is designed to:

- · abandon and replace damaged well CP4A-MW-2;
- install wells to measure and monitor the groundwater gradient and assess the extent of dissolved-phase benzene and MTBE, based on the previous hydropunch data; and
- develop a CAP to identify an appropriate technology or combination of technologies for site remediation.

PROPOSED SCOPE OF WORK

The proposed scope of work includes the following.

- Preparation of a detailed site assessment work plan for submittal to the CRWQCB-CRBR.
 The work plan will describe the technical approach for installing, abandoning, and sampling groundwater monitoring wells and will include a worker health and safety plan.
- Project management and agency interface, as needed, for the 1-year duration of this proposed work. This includes client and agency interface, project-specific agency meetings, and agency correspondence.
- Obtaining access agreements from private property owners before conducting work on private property.
- Obtaining groundwater monitoring well abandonment and installation permits from the County of Riverside and encroachment permits from the City of Blythe prior to beginning fleld work.
- Locating subsurface utilities and structures in the vicinity of field work. Well(s) to be Solution abandoned and proposed well locations will be pre-marked using white paint. Subsurface utilities and structures will be identified by Underground Service Alert of Southern California and by a contracted utility locating company.
- Locating and properly abandoning damaged well CP4A-MW-2, which was discovered to be filled with dirt during the February 2003 groundwater monitoring event.



- In order to define the lateral extent of dissolved-phase hydrocarbons, 15 groundwater monitoring wells (proposed well locations A through O), including 1 replacement well (to replace CP4A-MW-2), will be installed for CP #4 (see Figure 2 for proposed well locations). Three 4-inch diameter groundwater monitoring wells screened in the interval 6–21 fbg will be installed (proposed well locations A, B, and C). The remaining 12 wells will be 2-inch diameter groundwater monitoring wells screened in the interval 6–21 fbg (proposed well locations D through O). All wells will be surged and developed at the time of installation. A maximum average of 50 gallons of water will be purged from each well.
- Soil sample collection and waste profiling. Soil samples will be collected at 10-foot intervals to the depth of each well, including below the water table. The soil sample from 10 fbg at each well location will be collected in a brass or stainless steel sleeve and analyzed for TPH as gasoline using EPA Method 8015 (M) or 8260B and for BTEX, MTBE, DIPE, ETBE, TAME, and TBA using EPA Method 8260B. Samples collected below 10 fbg will be collected in un-lined samplers and examined in the field for lithology. Because the soil assessment is complete, the one soil sample analysis per well is intended for waste profiling and supplemental assessment information; no QA/QC samples are proposed for the soil samples.
- Four quarterly groundwater monitoring events. The first event will be conducted following the proposed well installations. For wells with screened intervals that cross the water table, groundwater samples will be collected without purging. Wells with screened intervals below the water table, if any, will be purged prior to sampling. During each monitoring event, 26 groundwater samples (11 existing and 15 newly installed groundwater monitoring wells), and 1 QA/QC sample will be analyzed for TPH as gasoline by EPA Method 8015 (M) or 8260B and for BTEX, MTBE, DIPE, ETBE, TAME, and TBA by EPA Method 8260B. Wells that contain PSH (if any) will be sampled annually (if water is present below the PSH in the well) to quantify oxygenate concentrations. No PSH removal will be conducted during this phase of the proposed work.
- AB2886 compliance activities, including a well survey by a California licensed surveyor, GeoTracker setup, and data (site assessment, quarterly monitoring, and other required reports) upload.
- Preparation of a site assessment report following the well installation and the first groundwater monitoring event.
- Preparation of three quarterly groundwater monitoring reports.



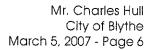
- A Tier 1 and 2 risk assessment for each of the source areas in conformance with the ASTM Designation E-1739 to assess the risks posed by the petroleum releases. The assessment will address the fate and transport of the gasoline-containing soil and groundwater and determine receptors. The risk assessment will also use guidelines from the Lawrence Livermore National Laboratories' Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks Report, dated October 16, 1995; the SWRCB's Underground Storage Tank Cleanup Fund Technical Review Guidance Document No. 4, dated December 27, 1995; the SWRCB's Resolution No. 1021b Policy for Investigation and Cleanup of Petroleum Discharges to Soil and Groundwater; and the SWRCB's Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates, dated March 27, 2000.
- Preparation of a CAP. The CAP will include an assessment of the impacts of the unauthorized release, target cleanup levels, and a feasibility study to evaluate and select the most cost-effective corrective action. Possible remedial technologies will include, but will not be limited to, vapor extraction, MPE, air sparging, groundwater pump-and-treat, excavation, and natural attenuation. The CAP will evaluate whether the time frame for natural biodegradation is sufficiently protective of human health and the environment. It is anticipated that natural attenuation will be proposed in the CAP for off-site remediation of dissolved-phase constituents and for the latter stages of on-site cleanup (after active remediation has reduced or removed PSH and vadose zone hydrocarbons).

TERMS AND CONDITIONS

HFA will perform these services on a lump sum basis for a total cost of \$154,583 under the terms and conditions of contract #06-BERM (see Table 1 - Lump Sum Cost Estimate). Invoices will be submitted according to the schedule in Table 1. These costs have been pre-approved by the SWRCB-USTCF in its letter dated September 7, 2006, and therefore qualify as Category I work as described in contract #06-BERM (see Attachment 1 for the pre-approval letter). Category II work associated with the above-outlined work will be covered in a separate cost estimate.

As indicated in the contract, HFA will prepare and submit reimbursement packages to the SWRCB-USTCF requesting each payment as outlined in Attachment 1.

This proposal assumes that all investigation-derived waste (soil and water) will be transported and disposed of off-site by subcontractors, and that the City of Blythe will act as and/or on





behalf of the "generator." Costs for any quantities not conducted or used will be credited on the respective lump sum invoice.

HFA is prepared to proceed upon receipt of this signed cost estimate from the City of Blythe. Return one signed original letter to Holguin, Fahan & Associates, Inc., 1003 East Cooley Drive, Sulte 201, Colton, California, 92324, Attention: Todd McFarland, by March 9, 2007. You may retain the other original for your records.

Holguin, Fahan & Associates, Inc. looks forward to the opportunity of providing continued services to the City of Blythe. If you have any questions or require additional information, please contact Mr. Todd G. McFarland at (909) 422-8988, extension 12, or Todd McFarland@hfa.com.

Respectfully submitted,

Todd G. McFarland, PG Senior Geologist Holguin, Fahan & Associates, Inc.

Steven H. Edelman, PhD HG, PG, REA, CS, CAPM, EM Vice President of Technical Services Holguin, Fahan & Associates, Inc.

JML/TGM:she:ang:yg

Enclosures: Figure 1 - Site Location Map

Figure 2 - Plot Plan

Table 1 - Lump Sum Cost Estimate

List of Acronyms

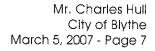
Attachment 1 - SWRCB-USTCF Pre-approval

Please sign here for acceptance of the cost estimate and return to HFA:



cc: Les Nelson, City of Blythe Helen Colbert, City of Blythe Judy Reld, SWRCB-USTCF

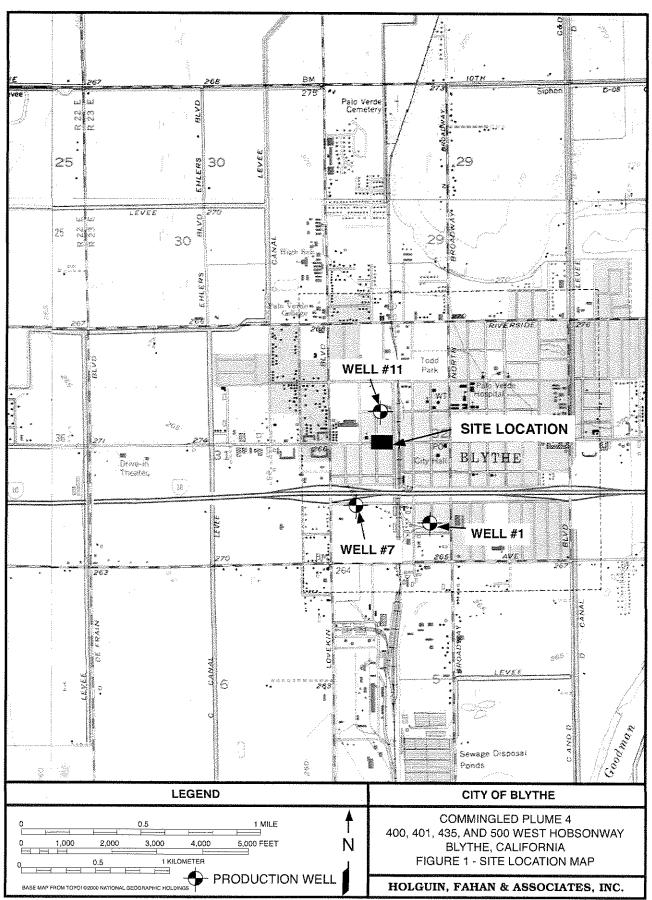
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REFERENCES

- Acton, Mickelson, and Dam, Inc., 1994, Remedial Investigation and Feasibility Study Report, July 6, 1994.
- Brown & Root Environmental, 1997, Fourth Quarter 1996 Groundwater Monitoring, Former E-Z Service Facility No. 100782, 500 West Hobsonway, Blythe, California, January 15, 1997.
- Holguin, Fahan and Associates, Inc., 1995, Blythe Environmental Remediation Demonstration Project Report, June 30, 1995.
- Holguin, Fahan and Associates, Inc., 2003, Site Assessment Report for City of Blythe Environmental Remediation Project Commingled Plume 4, Blythe, California, August 1, 2003.
- SECOR International, Inc., 1994, Remedial Action Plan, December 14, 1994.



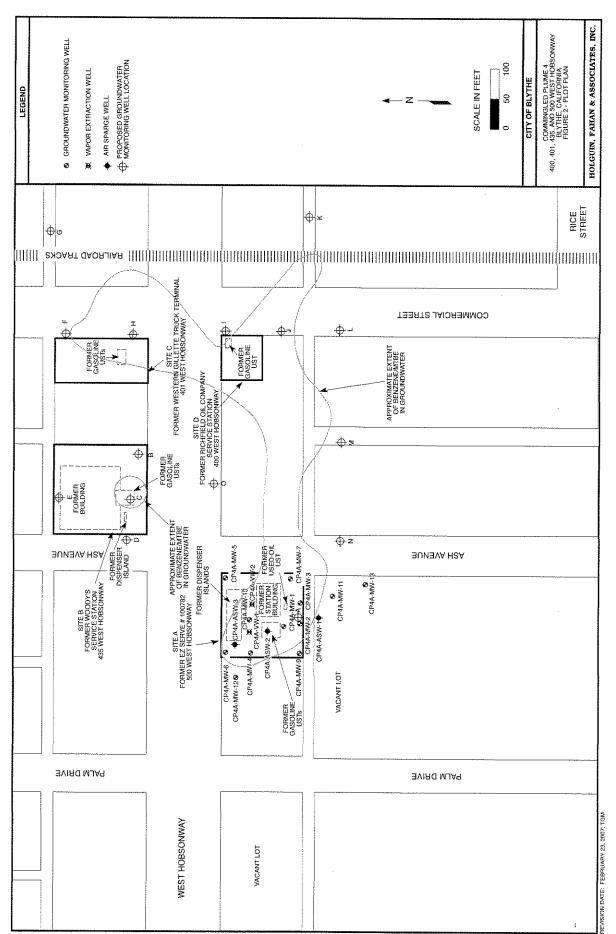


TABLE 1 LUMP SUM COST ESTIMATE CITY OF BLYTHE COMMINGLED PLUME #4, BLYTHE, CALIFORNIA

TASK #	TASK	SCOPE	LUMP SUM COST*	
1	Site Assessment Work Plan/Health and Safety Plan; Project Management and Agency Interface; Pre-Drilling Activities	ect Management and Management; Pre-Drilling. Payment due upon Work		
2	Mob/Demob; Well Installation & Traffic Control; Waste Disposal; Lab Analyses. Payment due upon CRWQCB-CRBR approval of fieldwork completion.			
3	Initial Groundwater Monitoring	Mob/Demob; GW Monitoring; Waste Disposal; Lab Analyses; Well Survey/AB2886 Geotracker; Site Assessment Report. Payment due upon CRWQCB-CRBR approval of assessment report.		
4	Quarterly Groundwater Monitoring (3 Events)	Mob/Demob; GW Monitoring; Waste Disposal; Lab Analyses; Geotracker; Report. Payment due upon completion of quarterly GW monitoring report.	\$38,445	
5	Risk Assessment Preparation	Stand Alone Risk Assessment Report. Payment due upon CRWQCB-CRBR approval of Risk Assessment Report.	\$2,510	
6	CAP Preparation	Feasibility study and CAP preparation. Payment due upon CRWQCB-CRBR approval.	\$9,575	
		/- · · · · · · · · · · · · · · · · · · ·		

TOTAL PRE-APPROVED

\$154,583

^{*} Lump sum cost equals pre-approved amount from SWRCB-USTCF



LIST OF ACRONYMS

AB2886 California State Assembly Bill 2886

ASTM American Society for Testing and Materials

BTEX benzene, toluene, ethylbenzene, and total xylenes

CAP corrective action plan

CRWQCB-CRBR California Regional Water Quality Control Board, Colorado River Basin

Region (7)

DIPE disopropyl ether

EPA Environmental Protection Agency

ETBE ethyl tertiary butyl ether

fbg feet below grade GW groundwater

mg/kg milligrams per kilogram
Mob/Demob Mobilization/Demobilization
MPE multiphase extraction
MTBE methyl tertiary butyl ether

No. number

PSH phase-separated hydrocarbons
QA/QC quality assurance/quality control
SWRCB State Water Resources Control Board

SWRCB/USTCF State Water Resources Control Board/Underground Storage Tank

Cleanup Fund

TAME tertiary amyl methyl ether tertiary butyl alcohol

TPH total petroleum hydrocarbons UST underground storage tank

 μ g/l micrograms per liter

< less than



ATTACHMENT 1.

SWRCB-USTCF PRE-APPROVAL

0

Linda S. Adams Secretary for Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814 P.O. Box 944212 • Sacramento, California • 94244-2120 (916) 341-5424• FAX (916) 341-5806• www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

September 7, 2006

CITY OF BLYTHE #4 HOLGUIN, FAHAN & ASSOCIATES TODD MCFARLAND 1003 COOLEY DR E #201 COLTON, CA 92324

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. CP0023, PA#2 SITE ADDRESS: 500,435 WEST HOBSON WY, BLYTHE, CA

I have reviewed your request, received on November 22, 2005, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the October 3, 2005, HFA, Inc. workplan approved by the RWQCB, Region 7 (Regional Board) in their October 25, 2005 letter, is \$154,583; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: necessary (as determined by the Fund) corrective action costs for action work directed and approved by the Regional Board will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (rates consistent with those pre-approved.)

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

Ĺ	# Task*	Amount Pre-Approve	
	Site Assessment Workplan/Health & Safety Plan, Pre-drilling Activities	Includes all labor a complete the proposition (aka sconditional workplan) and unreasonable. Health & Safety Plantilling \$14,894 approved. Approved follows: Workplan/ Yearly Project Manawell Permitting \$2,7 Pemitting \$1,725, Adagreements \$705, L. /Notification \$2,135.	Includes all labor and material to complete the proposed tasks. Workplan (aka scope of Work Plan) has completed and approved by the agency. Costs to prepared an addditional workplan is unnecessary and unreasonable. Only \$500 for Health & Safety Plan preparation is approved. Approved costs are as follows: Workplan/ HASP \$500, Yearly Project Management \$2,640, Well Permitting \$2,724, City Permitting \$1,725, Access Agreements \$705, USA Marking /Notification \$2,135, Geophysical Survey \$ 2,110, Coring/Well Box
2	Monitoring Well Installation (16 wells) & Well Abandonment (1 well)	\$66,379	preparation \$2,355 Includes all labor and material complete the task. Approved costs as follows Air Excavation \$0, Mob/Demob \$7,005, Well Abandonment \$1,250, Well Installation \$42,385, Traffic Control \$300, Waste Disposal \$12,413.5, Lab \$3,025.
3	Groundwater Monitoring	\$22,780	Lab \$3,025.
	Quarterly Groundwater Monitoring	\$38,445	Costs to complete/reporting three groundwater monitoring episodes.
	Risk Assessment Report	\$2.510	Cost includes for a stand-alone Risk Assessment Report
(Corrective Action Plan	\$9,575	Charges must be consistent with the effort required for completing a detailed CAP and covers all sites that are part of this commingled plume.
	OTAL PRE-APPROVED ask descriptions are the same as		

Task descriptions are the same as those identified in HFA, Inc.'s November 2, 2005 cost estimate.

Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be

determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the Regional Board.
- If a different scope of work becomes necessary, then you must request pre-approval
 of costs on the new scope of work.
- Although I have referred to the HFA, Inc. proposal in my pre-approval above, please
 be aware that you will be entering into a private contract: the State of California
 cannot compel you to sign any specific contract. This letter pre-approves the costs
 as presented in the proposal dated November 2, 2005 by HFA, Inc. for conducting
 the work approved by the Regional Board.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:

- subcontractor invoices,
- technical reports, when available, and
- applicable correspondence from the Regional Board.

Please call if you have any questions; I can be reached at (916) 341-5424

Sincerely,

Sriram Iyer, PE

Technical Review Unit

Sieran Lys

Underground Storage Tank Cleanup Fund

Enclosure

cc: Ron S. Falkowski RWQCB, Region 7 73-720 Fred Waring Dr., Ste. 100 Palm Desert, CA 92260



California Regional Water Quality Control Board



Linda S. Adams
Secretary for
Environmental Protection

Colorado River Basin Region

Arnold Schwarzenegger Governor

73-720 Fred Waring Drive, Suite 100, Palm Desert, California 92260 (760) 346-7491 • Fax (760) 341-6820 http://www.waterboards.ca.gov/coloradoriver

March 5, 2007

Mr. Charles Hull City of Blythe 235 North Broadway Blythe, CA 92225

SUBJECT: INVESTIGATION AND CORRECTIVE ACTION, COMMINGLED PLUME PROJECT, PLUME NO. 4, BLYTHE, CA

On January 11, 2007 this office received the report entitled, "Work Plan For Groundwater Water Monitoring Well Installation, Quarterly Groundwater Monitoring, AB2886 Compliance, and Corrective Action Plan Preparation For The Blythe Environmental Remediation Project Commingled Plume 4 Blythe, California", dated January 08, 2007 and prepared on your behalf by Holguin, Fahan & Associates, Inc.

Regional Water Quality Control Board staff (Staff) has reviewed the workplan and finds it acceptable in context to the previously approved scope of work for this project. Staff requires a five (5) day advance notification prior to commencing any field activities associated with this work plan. Additional approvals or permits from other regulatory agencies or jurisdictions may be required prior to this proposed activity. A report of results of the activities involved in this workplan will be due in this office by May 1, 2007.

If you have any questions regarding this matter, please contact me at (760) 776 – 8947.

ROMS. FALKOWSKI

Associate Engineering Geologist

RSF/tab

CC:

Todd McFarland, HFA, Colton, CA

Judy Reid, SWRCB, UST Cleanup Fund Program, Sacramento, CA

File: Blythe Commingled Plume #4

March 7, 2007

Mr. Charles Hull City of Blythe 235 North Broadway Blythe, California 92225

Subject:

COST ESTIMATE FOR 2007 CATEGORY II WORK FOR BLYTHE ENVIRONMENTAL REMEDIATION PROJECT

BLYTHE COMMINGLED PLUME #4

400, 401, 435, AND 500 WEST HOBSONWAY, BLYTHE, CALIFORNIA

(CRWQCB-CRBR CASES: 7T2225022, 7T2225147, 7T2225148 AND 7T2225149)

(SWRCB-USTCF CLAIM NO. CP0023)

Dear Mr. Hull:

Holguin, Fahan & Associates, Inc. (HFA) is pleased to present the City of Blythe with the following cost estimate for Category II work proposed to be conducted through December 31, 2007, for the Blythe Environmental Remediation Project, Commingled Plume #4 (CP#4), located in the city of Blythe, California. As you are aware, the majority of work for this project is contracted under Category I work as defined in HFA's contract # 06-BERM.

PROPOSED WORK

HFA proposes to conduct required Category II work, as necessary due to changed site conditions or to meet project requirements. Currently anticipated Category II work includes the following:

- reimbursement technical assistance:
- air knife and vacuum excavation for well installation activities:
- · general well repairs and maintenance; and
- well redevelopment for existing wells.

TERMS AND CONDITIONS

For CP#4, the total estimated cost for Category II work conducted from August 31, 2006, through December 31, 2007, is \$26,950 (see Attachment 1 for cost breakdown). HFA will perform these

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services under contract # 06-BERM. Payments will be due according to the terms and conditions outlined in the above-referenced contract. In accordance with USTCF guidelines and the above-referenced contract, HFA shall submit applicable costs incurred under this cost estimate to the SWRCB-USTCF for potential reimbursement.

HFA is prepared to proceed with the proposed work upon receipt of this signed agreement. Please sign both originals of this letter and return one original letter to Holguin, Fahan & Associates, Inc., 1003 East Cooley Drive, Suite 201, Colton, California, 92324, Attention: Todd McFarland. You may retain the other original for your records.

Holguin, Fahan & Associates, Inc. looks forward to the opportunity of providing continued environmental consulting services to the City of Blythe. If you have any questions or require additional information, please contact Mr. Todd G. McFarland at (909) 422-8988, extension 12, or Todd McFarland@hfa.com.

Respectfully submitted,

Todd G. McFarland, PG Senior Geologist

Holguin, Fahan & Associates, Inc.

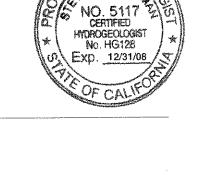
Steven H. Edelman, PhD HG, PG, REA, CS, CAPM, EM Vice President of Technical Services Holguin, Fahan & Associates, Inc.

TGM:she:ang:yg

Enclosure:

Attachment 1 - Estimated Costs

Sign Here for Acceptance of Cost Estimate and Return to HFA:



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DATE

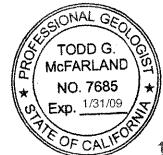
PRINT NAME

TITLE

cc:

Ms. Helen Colbert, City of Blythe

Mr. Les Nelson, City of Blythe





ATTACHMENT 1.

ESTIMATED COSTS

ESTIMATED COSTS BLYTHE ENVIRONMENTAL REMEDIATION PROJECT BLYTHE COMMINGLED PLUME 4, BLYTHE, CALIFORNIA

TASK	QTY	UNIT	UNIT COST	LINE ITEM TOTAL	TASK TOTAL
REIMBURSEMENT TECHNICAL ASSISSTANCE (4					TAOR TOTAL
Principal Engineer/Geologist	8	hours	\$145	\$1,160	
Project Manager	16	hours	\$120	\$1,920	
Associate Engineer/Geologist	32	hours	\$105	\$3,360	
Clerical/Editorial	16	hours	\$55	\$880	
Subtotal			,	,	\$7,320
AIR KNIFE AND VACUUM EXCAVATION FOR W	ELL INST	ALLATION AC	TIVITIES		
Principal Engineer/Geologist	1	hour	\$145	\$145	
Project Manager	4	hours	\$120	\$480	
Associate Engineer/Geologist	16	hours	\$105	\$1,680	
Staff Engineer/Geologist - Field logging	40	hours	\$90	\$3,600	
Senior Technician - Traffic Control	20	hours	\$80	\$1,600	
Vehicle	8	days	\$60	\$480	
Photolonization detector	4	days	\$100	\$400	4
Traffic control equipment (street wells)	3	days	\$75	\$225	
Consumable supplies	4	days	\$25	\$100	
Air Excavation rig travel (roundtrip)	300	miles	\$5	\$1,500	
Air Excavation (Hole clearance to 8 fbg)	128	feet	\$40	\$5,120	
Per Diem (per man per night costs)	16	man days	\$100	\$1,600	
Subtotal					\$16,930
GENERAL WELL MAINTENANCE/REPAIRS/DEVEL	OPMENT	T			
Project Manager	7	hour	\$120	\$120	
Associate Engineer/Geologist	12	hours	\$105	\$1,260	
Vehicle	2	days	\$60	\$120	
Supplies/subcontractor costs	1	lump sum	\$1,200	\$1,200	
Subtotal					\$2,700
TOTAL					\$26,950

March 15, 2007

Mr. Charles Hull City of Blythe 235 North Broadway Blythe, California 92225

Subject:

CATEGORY I COST ESTIMATE FOR GROUNDWATER MONITORING WELL

INSTALLATION, QUARTERLY GROUNDWATER MONITORING, AB2886 COMPLIANCE.

AND CORRECTIVE ACTION PLAN PREPARATION FOR BLYTHE ENVIRONMENTAL REMEDIATION PROJECT

COMMINGLED PLUME #5

140-148, 205, 231-241, 300, AND 301-321 WEST HOBSONWAY, BLYTHE, CALIFORNIA (CRWQCB-CRBR FILE #s 7T2225145, 7T2225144, 7T2225146, 7T2225141, 7T2225056)

Dear Mr. Hull:

Holguin, Fahan & Associates, Inc. (HFA) is pleased to present the City of Blythe with the following Category I cost estimate for groundwater monitoring well installation, quarterly groundwater monitoring, AB2886 compliance, and corrective action plan preparation for Commingled Plume #5 (CP#5), located on West Hobsonway between Main Street and Spring Street in the city of Blythe, California (see Figure 1 - Site Location Map). A list of acronyms used in this report is enclosed.

BACKGROUND

The site consists of five individual sites, designated as Sites A, B, C, D, and E (see Figure 2 - Plot Plan). The five sites within CP#5 consist of former service stations. Site A is the former Union Oil Company gasoline service station at 301-321 West Hobsonway; Site B is the former Blakely's Service Station at 300 West Hobsonway; Site C is the former Union Oil Company Service Station at 231-241 West Hobsonway; Site D is the former Richfield Oil Company Service Station at 205 West Hobsonway; and Site E is the former Shell Oil Company Service Station at 140-148 West Hobsonway. The USTs and fuel dispensers have been abandoned in place or removed from these five facilities.

Site assessment activities for sites C and E, conducted in the early 1990s, indicated the presence of hydrocarbons in the soil immediately adjacent to the former USTs (American Hazcom, Inc., 1990; HFA, 2003). Direct-push soil and hydropunch groundwater sampling

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www.hfa.com



activities were conducted in 1995 (42 sampling locations) and 2003 (60 sampling locations) for CP#5 (HFA, 1995; 2003). Hydropunch groundwater sampling included vertical delineation sampling at 15 of the 60 locations sampled in 2003. Laboratory analytical results of the soil samples indicated maximum concentrations of benzene of 15 mg/kg (in CP5-27 at 8 fbg, southeast of the former USTs at Site C), and MTBE of 0.25 mg/kg (in CP5-44 at 8 fbg, southeast of the former USTs at Site D). Based on laboratory analytical results of the soil samples collected from CP#5 and two soil samples collected from CP#4 (CP4-45 and CP4-46), the lateral extent of hydrocarbons in soil is defined (HFA, 2003).

In 1995, PSH was identified in 2 of the 14 temporary well points established for the hydropunch sampling locations. The maximum PSH thickness was measured as 0.5 foot at location HS2, which is adjacent to soil boring location CP5-54 (HFA, 1995).

Laboratory analytical results of the hydropunch groundwater samples collected at the water table indicated maximum concentrations of benzene of 1,600 μ g/l (in CP5-25, downgradient of the former USTs and dispensers at Site C), and MTBE of 1,100 μ g/l (in CP5-58, east of the former USTs at Site E) (HFA, 2003). Laboratory analytical results of the vertical delineation sampling conduced at various depths below the water table (29 to 92 fbg) indicated detectable concentrations at two locations (CP5-28 and CP5-42). The laboratory results indicated maximum concentrations of benzene of 3.3 μ g/l at 30 fbg (in CP5-28, downgradient of the former USTs and dispensers at Site C) and MTBE of 1.0 μ g/l at 60 fbg (in CP5-42, in the former UST pit at Site D). The deepest hydrocarbons were identified downgradient of Site C (CP5-28 at 75 fbg) with a benzene concentration of 0.9 μ g/l. The lateral and vertical extents of dissolved-phase hydrocarbons in groundwater are undefined.

PROPOSED WORK

OBJECTIVES

Previous work conducted for CP#5 completed the soil assessment, delineated areas where PSH is likely to be present, and provided an indication of the lateral and vertical extents of dissolved-phase hydrocarbons in groundwater (see Figure 2). The next phase of work is designed to:

- install wells to measure and monitor the groundwater gradient and assess the lateral extent of dissolved-phase benzene and MTBE, based on the previous hydropunch data;
- install wells to monitor the vertical extent of dissolved-phase hydrocarbons; and



• develop a CAP to identify an appropriate technology or combination of technologies for site remediation.

PROPOSED SCOPE OF WORK

HFA will conduct the following scope of work.

- A detailed site assessment work plan will be prepared and submitted to the CRWQCB-CRBR. The work plan will describe the technical approach for installing, abandoning, and sampling groundwater monitoring wells and will include a worker health and safety plan.
- Project management and agency interface will be conducted as needed, for the 1-year duration of this proposed work, including project-specific agency meetings and agency correspondence.
- Access agreements will be obtained from private property owners before conducting work on private property.
- Groundwater monitoring well permits from the County of Riverside and encroachment permits from the City of Blythe will be obtained prior to beginning fieldwork.
- Subsurface utilities and/or structures in the vicinity of fieldwork will be identified. Proposed
 well locations will be pre-marked using white paint. Subsurface utilities and structures will be
 identified by Underground Service Alert of Southern California and by a private utility
 locating company.
- In order to define the lateral and vertical extents of dissolved-phase hydrocarbons, a total of 35 groundwater monitoring wells (proposed well locations A through Z and AA through II), including 4 vertical delineation wells, will be installed for CP#5 (see Figure 2 for proposed well locations). Six 4-inch diameter groundwater monitoring wells, screened in the interval 6–21 fbg, will be installed for the on-site locations (proposed well locations A, K, N, R, S, and T on Figure 2). The four vertical delineation wells will include three 2-inch diameter groundwater monitoring wells, screened in the interval 40–50 fbg, and one 2-inch diameter groundwater monitoring well, screened in the interval 90–100 fbg (proposed well locations B, E, G, and C, respectively, on Figure 2). The remaining 25 wells will be 2-inch diameter groundwater monitoring wells screened in the interval 6–21 fbg (see Figure 2). All wells will be surged and developed at the time of installation. A maximum average of 50 gallons of



water will be purged from each well. The proposed well locations along Hobsonway are to be installed in the vegetated planter areas along the curb, as mandated by the City of Blythe's Public Works Department and in accordance with a City moratorium prohibiting construction activities within the Hobsonway right-of-way.

- Soil samples will be collected for supplemental assessment and waste profiling. Soil samples will be collected at 10-foot intervals to the depth of each well, including below the water table. The soil sample from 10 fbg at each well location will be collected in a brass or stainless steel sleeve and analyzed for TPH as gasoline using EPA Method 8015 (M) or 8260B and for BTEX, MTBE, DIPE, ETBE, TAME, and TBA using EPA Method 8260B. Samples collected below 10 fbg will be collected in un-lined samplers and examined in the field for lithology. Because the soil assessment is complete, the one soil sample analysis per well is intended for waste profiling and supplemental assessment information; no QA/QC samples are proposed for the soil samples.
- Four quarterly groundwater monitoring events will be conducted. The first event will be conducted following the proposed well installations. For wells with screened intervals that cross the water table, groundwater samples will be collected without purging. Wells with screened intervals below the water table, if any, will be purged prior to sampling. During each monitoring event, 35 groundwater samples and 1 QA/QC sample will be analyzed for TPH as gasoline by EPA Method 8015 (M) or 8260B and for BTEX, MTBE, DIPE, ETBE, TAME, and TBA by EPA Method 8260B. Wells that contain PSH (if any) will be sampled annually (if water is present below the PSH in the well) to quantify oxygenate concentrations. No PSH removal will be conducted during this phase of the proposed work.
- AB2886 compliance activities, including a well survey by a California licensed surveyor, GeoTracker setup, and data (site assessment, quarterly monitoring, and other required reports) upload will be conducted.
- A site assessment report will be prepared following the well installation and the first groundwater monitoring event.
- Three quarterly groundwater monitoring reports will be prepared.
- A Tier 1 and 2 risk assessment for each of the source areas in conformance with the ASTM
 Designation E-1739 will be conducted to assess the risks posed by the petroleum releases.
 The assessment will address the fate and transport of the gasoline-containing soil and
 groundwater and determine receptors. The risk assessment will also use guidelines from



the Lawrence Livermore National Laboratories' Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks Report, dated October 16, 1995; the SWRCB's Underground Storage Tank Cleanup Fund Technical Review Guidance Document No. 4, dated December 27, 1995; the SWRCB's Resolution No. 1021b Policy for Investigation and Cleanup of Petroleum Discharges to Soil and Groundwater; and the SWRCB's Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates, dated March 27, 2000.

• A CAP will be prepared that includes an assessment of the impacts of the unauthorized release, target cleanup levels, and a feasibility study to evaluate and select the most cost-effective corrective action. Possible remedial technologies will include, but will not be limited to, vapor extraction, MPE, air sparging, groundwater pump-and-treat, excavation, and natural attenuation. The CAP will evaluate whether the time frame for natural biodegradation is sufficiently protective of human health and the environment. It is anticipated that natural attenuation will be proposed in the CAP for off-site remediation of dissolved-phase constituents and for the latter stages of on-site cleanup (after active remediation has reduced or removed PSH and vadose zone hydrocarbons).

TERMS AND CONDITIONS

HFA will perform these services on a lump sum basis for a total cost of \$249,759 under the terms and conditions of contract #06-BERM (see Table 1 - Lump Sum Cost Estimate). Invoices will be submitted according to the schedule in Table 1. These costs have been pre-approved by the SWRCB-USTCF in its letter dated September 27, 2006, and therefore qualify as Category I work as described in contract #06-BERM (see Attachment 1 for the pre-approval letter). Category II work associated with the above-outlined work will be covered in a separate cost estimate.

As indicated in the contract, HFA will prepare and submit reimbursement packages to the SWRCB-USTCF requesting each payment as outlined in Attachment 1.

This proposal assumes that all investigation-derived waste (soil and water) will be transported and disposed of off-site by subcontractors, and that the City of Blythe will act as and/or on behalf of the "generator." Costs for any quantities not conducted or used will be credited on the respective lump sum invoice.

HFA is prepared to proceed upon receipt of this signed cost estimate from the City of Blythe. Return one signed original letter to Holguin, Fahan & Associates, Inc., 1003 East Cooley Drive,

Mr. Charles Hull City of Blythe March 15, 2007 - Page 6

Suite 201, Colton, California, 92324, Attention: Todd McFarland, by April 15, 2007. You may retain the other original for your records.

Holguin, Fahan & Associates, Inc. looks forward to the opportunity of providing continued services to the City of Blythe. If you have any questions or require additional information, please contact Mr. Todd G. McFarland at (909) 422-8988, extension 12, or Todd_McFarland@hfa.com.

Respectfully submitted,

Todd G. McFarland, PG Senior Geologist

Holguin, Fahan & Associates, Inc.

Steven H. Edelman, PhD

HG, PG, REA, CS, CAPM, EM Vice President of Technical Services Holguin, Fahan & Associates, Inc.

JML/TGM:she:ang:yg

Enclosures:

Figure 1 - Site Location Map

Figure 2 - Plot Plan

Table 1 - Lump Sum Cost Estimate

List of Acronyms

Attachment 1 - SWRCB-USTCF Pre-approval

leasing here for acceptance of the cost estimate and return to HFA:

SIGNATURE	DATE	Alternative and the second sec
PRINT NAME	 TITLE	

cc:

Les Nelson, City of Blythe Helen Colbert, City of Blythe Judy Reid, SWRCB-USTCF





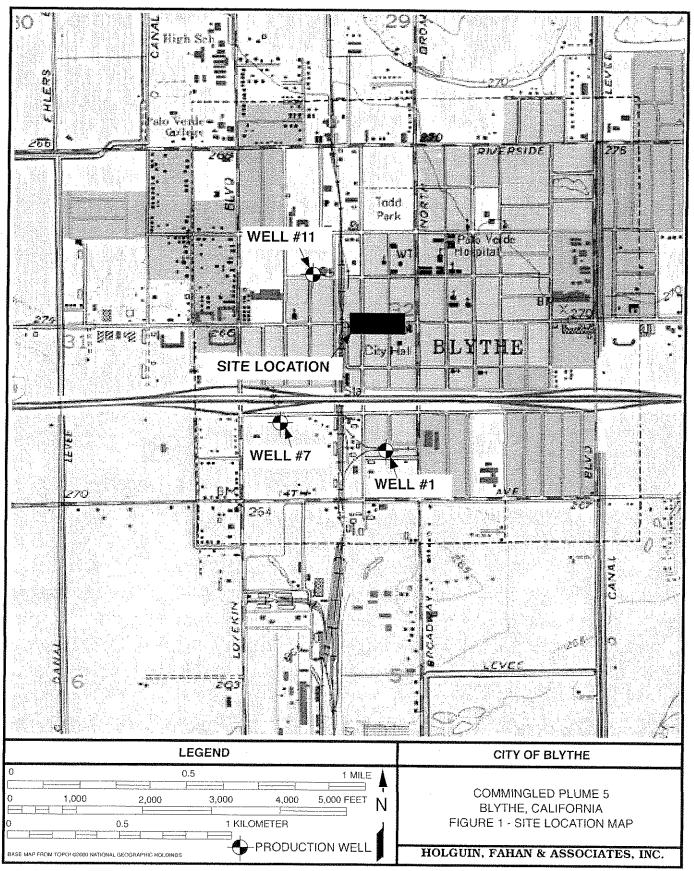


REFERENCES

American Hazcom, Inc., 1990, Hazardous Risk Site Assessment Report, March 12, 1990.

Holguin, Fahan & Associates, Inc., 1995, Blythe Environmental Remediation Demonstration Project Report, City of Blythe, California, June 1995.

Holguin, Fahan & Associates, Inc., 2003, Site Assessment Report for City of Blythe Environmental Remediation Project Commingled Plume 5, Blythe, California, May 28, 2003.



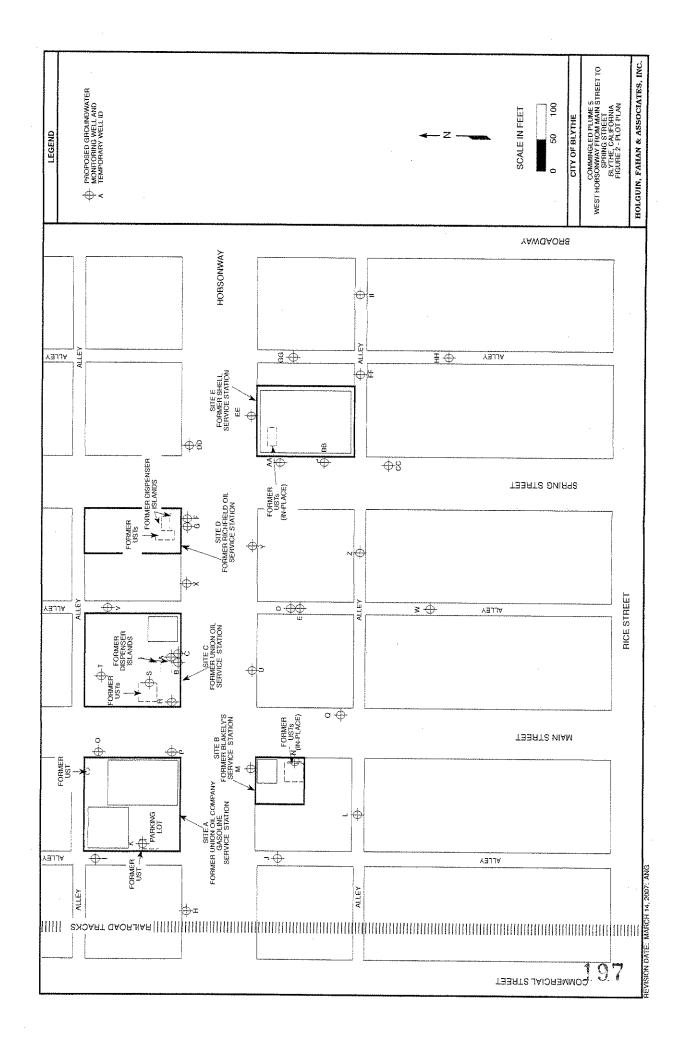


TABLE 1
LUMP SUM COST ESTIMATE
CITY OF BLYTHE COMMINGLED PLUME #5, BLYTHE, CALIFORNIA

TASK #	TASK	SCOPE	LUMP SUM COST*
*	Site Assessment Work Plan/Health and Safety Plan; Project Management and Agency Interface; Pre-Drilling Activities	Work Plan/Health and Safety Plan; Project Management; Pre-Drilling. Payment due upon Work Plan approval by CRWQCB-CRBR.	\$12,427
2	Monitoring Well Installation (35 Wells)	Mob/Demob; Well Installation & Traffic Control; Waste Disposal; Lab Analyses. Payment due upon CRWQCB-CRBR approval of fieldwork completion.	\$151,232
3	Initial Groundwater Monitoring	Mob/Demob; GW Monitoring; Waste Disposal; Lab Analyses; Well Survey/AB2886 Geotracker; Site Assessment Report. Payment due upon CRWQCB- CRBR approval of assessment report.	\$26,735
4	Quarterly Groundwater Monitoring (3 Events)	Mob/Demob; GW Monitoring; Waste Disposal; Lab Analyses; Geotracker; Report. Payment due upon completion of quarterly GW monitoring report.	\$47,280
5	Risk Assessment Preparation	Risk Assessment Report. Payment due upon CRWQCB-CRBR approval of Risk Assessment Report.	\$2,510
6	CAP Preparation	Feasibility study and CAP preparation. Payment due upon CRWQCB-CRBR approval.	\$9,575

TOTAL PRE-APPROVED

\$249,759

^{*} Lump sum cost equals pre-approved amount by SWRCB-USTCF



LIST OF ACRONYMS

AB2886 California State Assembly Bill 2886

ASTM American Society for Testing and Materials

BTEX benzene, toluene, ethylbenzene, and total xylenes

CAP corrective action plan

CRWQCB-CRBR California Regional Water Quality Control Board, Colorado River Basin

Region (7)

DIPE diisopropyl ether

EPA Environmental Protection Agency

ETBE ethyl tertiary butyl ether

fbg feet below grade
GW groundwater
ID identification

mg/kg milligrams per kllogram
Mob/Demob Mobilization/Demobilization
MPE multiphase extraction
MTBE methyl tertiary butyl ether

No. number

PSH phase-separated hydrocarbons
QA/QC quality assurance/quality control
SWRCB State Water Resources Control Board

SWRCB-USTCF State Water Resources Control Board-Underground Storage Tank

Cleanup Fund

TAME tertiary amyl methyl ether TBA tertiary butyl alcohol

TPH total petroleum hydrocarbons
UST underground storage tank

µg/l micrograms per liter

< less than



ATTACHMENT 1.

SWRCB-USTCF PRE-APPROVAL

State Water Resources Control Board



Linda S. Adams
Secretary for
Environmental Protection

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5424• FAX (916) 341-5806• www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger

Governor

September 27, 2006

CITY OF BLYTHE #5 HOLGUIN, FAHAN & ASSOCIATES TODD MCFARLAND 1003 COOLEY DR E #201 COLTON. CA 92324

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. CP0017, PA# 2 SITE ADDRESS: 140-148, 205, 231,241, 300, 301,321 HOBSON, BLYTHE, CA

I have reviewed your request, received on July 27, 2006, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the December 14, 2005, HFA, Inc workplan approved by the RWQCB, Region 7 (Regional Board) in their February 2, 2006 letter, is \$249,759; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: necessary (as determined by the Fund) corrective action costs for action work directed and approved by the Regional Board will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (rates consistent with those pre-approved.)

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*		
	1330	Amount Pre-Approved	
	Site Assessment Workplan/Health & Safety Plan, Pre- drilling Activities	\$12,427	Includes all labor and materials to complete the proposed tasks. Workplan (aka scope of WorkPlan) has been completed and approved by local agency. Costs to prepare an additional workplan is unnecessary and unreasonable. Only \$500 for preparation of Health & Safety Plan is approved. Approved costs are as follows: Workplan/HASP \$500, Yearly Project Management \$2,640, Well Permitting \$4107, City Permitting \$1,889, Access Agreements \$1,005, USA Marking/Notification \$2,285
2	Monitoring Well Installation (35 wells)	\$151,232	Includes all labor and materials to complete the proposed tasks. Approved costs are as follows: Geophysical Survey \$4,610, Coring \$4,505, Air Excavation \$0, Mob/DeMob \$14,990, Well Installation \$72,288, Well Development/Well Box \$23,525, Traffic Control \$750, Waste Disposal \$21,169, Lab \$9,395
3	Groundwater Monitoring/ Investigation Report, Well Survey/ Geotracker Setup	\$2 6,735	
4	Quarterly Groundwater Monitoring	\$47,280	Costs to complete/reporting/ Geotracker Upload for three groundwater monitoring episodes
5	Risk Assessment Report	\$2,510	v
6	Corrective Action Plan (CAP)	\$9,575	Charges must be consistent with the effort required to complete a detailed CAP and covers all sites that are part of this commingled plume
	TOTAL PRE-APPROVED	\$249,759	

^{*} Task descriptions are the same as those identified in HFA, Inc's July 24, 2006 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The
 Fund will review any tasks/costs that go beyond the pre-approved amount to be
 determined if the additional tasks and costs are necessary and reasonable.
 However, if costs exceed the above pre-approved amounts, the Fund will be unable
 to expedite your Reimbursement Request.
- The work products must be acceptable to the Regional Board.
- If a different scope of work becomes necessary, then you must request pre-approval
 of costs on the new scope of work.
- Although I have referred to the HFA, Inc proposal in my pre-approval above, please
 be aware that you will be entering into a private contract: the State of California
 cannot compel you to sign any specific contract. This letter pre-approves the costs
 as presented in the proposal dated July 24, 2006 by HFA, Inc.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the <u>Reimbursement Request Instructions</u> to confirm that the costs are consistent with this pre-approval before you will be reimbursed. Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:

- subcontractor invoices,
- technical reports, when available, and
- applicable correspondence from the Regional Board.

Please call if you have any questions; I can be reached at (916) 341-5424

Sincerely,

Sriram Iyer, PE

Technical Review Unit

Underground Storage Tank Cleanup Fund

Enclosure

cc: Ron Falkowski RWQCB, Region 7 73-720 Fred Waring Dr., Ste. 100 Palm Desert, CA 92260

CALIFORNIA UNDERGROUND STORAGE TANK CLEANUP FUND COST PRE-APPROVAL REQUEST

(Complete form, enclose required items, sign, date & return)

		Fax: (916) 227-4530
I. CLAIM INFORMATI	ION	
A. CLAIM NO.		B. CLAIMANT
C. CLAIM STA i) LOC IS	ATUS (complete appropri SSUED FOR \$	ate section)
ii) ON PR iii) NOT Y D. CONTACT F	UORITY LIST? YES [YET APPLIED TO THE I PERSON:	NO IF YES, PRIORITY CLASS A B C D FUND, EXPECTED APPLICATION DATE:
ADDRESS:		FAX:
II. TYPE OF REQUEST		5)
PRE-APPROVAL		
,	3	AMOUNT REQUESTED
☐ 3-BID REVIEW	\$	PREFERRED BID (if applicable)
A. REQUEST FOR PRE- determination will be 1A complete signed and required by A Plans must include 2A signed copy of th 3A complete copy of included. 4Complete copies of 5A time schedule, if	E-APPROVAL OF PROPORTION IN THE CAPPROVAL OF PROPORTION IN THE	RED FOR THE SPECIFIED REQUEST. ALL DOCUMENTS REQUEST(S) WILL BE RETURNED UNPROCESSED. DSED COSTS-The following items are required before review and vestigation Workplan or Corrective Action Plan (CAP) (as defined diffornia Underground Storage Tank Regulations). Corrective Actionstudy and chosen cost effective alternative. Eval letter for the Workplan/CAP. Cluding all attachments. A list of all firms requested to bid must be pondence submitted in response to the Request for Bids. Its, anticipated for project initiation and duration.
E. THREE-BID REVIEW evaluation of bids upor litem A above.	V/EVALUATION/DETE on request. The following	RMINATION - Fund staff will assist any claimant requesting an g information must be submitted - 1,2,3 AND 4 as described in
. THREE-BID REVIEW evaluation of bids upor ltcm A above. I. CERTIFICATION certify under penalty of perfit l applicable laws and regula	iury that all information su	3 miormation must be submitted - 1,2,3 AND 4 as described in
E. THREE-BID REVIEW evaluation of bids upor licm A above. I. CERTIFICATION certify under penalty of perfil applicable laws and regularising form.	iury that all information su	mitted with this request is complete and accurate and in accordance with claimant or person designated on the Authorized Representative
THREE-BID REVIEW evaluation of bids upor licm A above. I. CERTIFICATION certify under penalty of perfil applicable laws and regularistication form	jury that all information suitations. Must be signed by Printed	bmitted with this request is complete and accurate and in accordance with claimant or person designated on the Authorized Representative Name Date
S. THREE-BID REVIEW evaluation of bids upor litem A above. I. CERTIFICATION certify under penalty of perill applicable laws and regularising form ignature 7. Authorization for the Figure 2.	jury that all information suitations. Must be signed by Printed	Similar must be submitted - 1,2,3 AND 4 as described in somitted with this request is complete and accurate and in accordance with claimant or person designated on the Authorized Representative Name Date Date Date and phone number to other claimants in your region as a

Date

Signature



March 20, 2007

Mr. Charles Hull City of Blythe 235 North Broadway Blythe, California 92225

Subject:

COST ESTIMATE FOR 2007 CATEGORY II WORK FOR BLYTHE ENVIRONMENTAL REMEDIATION PROJECT

BLYTHE COMMINGLED PLUME #5

140-148, 205, 231-241, 300, AND 301-321 HOBSONWAY, BLYTHE, CALIFORNIA (CRWQCB FILE #s 7T2225145, 7T2225144, 7T2225146, 7T2225141, 7T2225056)

(SWRCB-USTCF CLAIM NO. CP0017)

Dear Mr. Hull:

Holguin, Fahan & Associates, Inc. (HFA) is pleased to present the City of Blythe with the following cost estimate for Category II work proposed to be conducted through December 31, 2007, for the Blythe Environmental Remediation Project, Commingled Plume #5 (CP#5), located in the city of Blythe, California. As you are aware, the majority of work for this project is contracted under Category I work as defined in HFA's contract # 06-BERM.

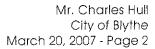
PROPOSED WORK

HFA proposes to conduct required Category II work, as necessary due to changed site conditions or to meet project requirements. Currently anticipated Category II work includes the following:

- reimbursement technical assistance;
- air knife and vacuum excavation for well installation activities; and
- · general well repairs and maintenance.

TERMS AND CONDITIONS

For CP#5, the total estimated cost for Category II work conducted from August 31, 2006, through December 31, 2007, is \$37,450 (see Attachment 1 for cost breakdown). HFA will perform these services under contract # 06-BERM. Payments will be due according to the terms and





conditions outlined in the above-referenced contract. In accordance with USTCF guidelines, HFA shall submit applicable costs incurred under this cost estimate to the SWRCB-USTCF for potential reimbursement.

HFA is prepared to proceed with the proposed work upon receipt of this signed agreement. Please sign both originals of this letter and return one original letter to Holguin, Fahan & Associates, Inc., 1003 East Cooley Drive, Suite 201, Colton, California, 92324, Attention: Todd McFarland. You may retain the other original for your records.

Holguin, Fahan & Associates, Inc. looks forward to the opportunity of providing continued environmental consulting services to the City of Blythe. If you have any questions or require additional information, please contact Mr. Todd G. McFarland at (909) 422-8988, extension 12, or Todd_McFarland@hfa.com.

Todd_McFarland@hfa.com.

Respectfully submitted,

Todd G. McFarland, PG Senior Geologist Holquin, Fahan & Associates, Inc.

Steven H. Edelman, PhD HG, PG, REA, CS, CAPM, EM Vice President of Technical Services Holquin, Fahan & Associates, Inc

JML/TGM:she:ang:yg

Enclosure: Attachment 1 - Estimated Costs

Sign Here for Acceptance of Cost Estimate and Return to HFA:

SIGNATURE	DATE
PRINT NAME	TITLE

cc: Ms. Helen Colbert, City of Blythe Mr. Les Nelson, City of Blythe No. HG128 CD. _12/31/08

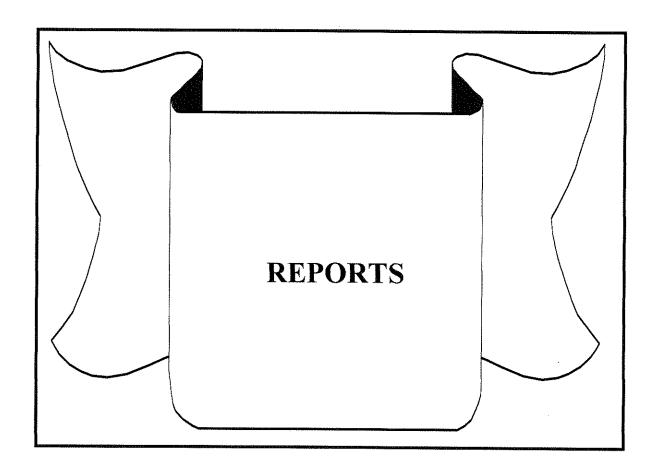


ATTACHMENT 1.

ESTIMATED COSTS

ESTIMATED COSTS BLYTHE ENVIRONMENTAL REMEDIATION PROJECT BLYTHE COMMINGLED PLUME #5, BLYTHE, CALIFORNIA

TASK	QTY	UNIT	UNIT COST	LINE ITEM	TASK TOTAL
REIMBURSEMENT TECHNICAL ASSISTANCE (3 S	UBMISSIC	ONS)			
Principal Engineer/Geologist	1	hour	\$145	\$145	
Project Manager	12	hours	\$120	\$1,440	
Associate Engineer/Geologist	24	hours	\$105	\$2,520	
Clerical/Editorial	12	hours	\$55	\$660	
Subtotal					\$4,765
AIR KNIFE AND VACUUM EXCAVATION FOR W	ELL INST	ALLATION AC	TIVITIES		
Principal Engineer/Geologist	1	hour	\$145	\$145	
Project Manager	4	hours	\$120	\$480	
Associate Engineer/Geologist	14	hours	\$105	\$1,470	
Staff Engineer/Geologist - Fleld logging	86	hours	\$90	\$7,740	
Senior Technician - Traffic Control	50	hours	\$80	\$4,000	
Vehicle	16	days	\$60	\$960	
Photolonization detector	9	days	\$100	\$900	
Traffic control equipment (street wells)	. 7	days	\$75	\$525	
Consumable supplies	9	days	\$25	\$225	
Air Excavation rig travel (roundtrip)	300	miles	\$5	\$1,500	
Air Excavation (Hole clearance to 8 fbg)	280	feet	\$40	\$11,200	
Per Diem (per man per night costs)	30	man days	\$100	\$3,000	
Subtotal					\$32,145
GENERAL WELL MAINTENANCE/REPAIRS/DEVE	LOPMEN	T			
Project Manager	1	hour	\$120	\$120	
Associate Engineer/Geologist	2	hours	\$105	\$210	
Vehicle	1	day	\$60	\$60	
Supplies/subcontractor costs	1	lump sum	\$150	\$150	
Subtotal					\$540
TOTAL					\$37,450



CITY COUNCIL MEETING MARCH 27, 2007 CITY MANAGER'S REPORT

- 1. The Palo Verde Healthcare District Board of Directors has commissioned a 15member Blue Ribbon Committee to make recommendations on various aspects of Palo Verde Hospital, including the following:
 - A.) Funding mechanism for the retrofit of those structures that can meet the State's mandated seismic safety standards pursuant to SB1953, and to begin the planning for a new hospital.
 - B.) Determine the location for the new hospital.
 - C.) Identify options for construction financing and equipping the new hospital.
 - D.) Determine the appropriate size (i.e. number of beds) and architectural style for the new facility.

The Committee (which includes Mayor Crain and Councilman DeConinck) held their first meeting in the City's Multi-Purpose Room on Tuesday, March 20th, and their plan is to meet every other week thereafter until about mid-May 2007. The Committee will submit a series of recommendations to the Healthcare Board, and staff believes the different issues under consideration may be on different timelines in terms of when the recommendation(s) will be submitted.

2. Miscellaneous . . . Department of Toxic Substance Control has apparently issued clearance for the clean-up start on the proposed Wal-Mart site . . . Carl's Jr. will soon start their demolition, following by construction of their new fast food restaurant . . . the grind and overlay road work on South Lovekin and Chanslorway is still scheduled to start the week of April 2nd, and staff would very much like to expand the scope adding Barnard between Main St. and Broadway as a Change Order . . . former Mayor Doris Morgan-Richards will be one of 11 to receive Riverside County's Senior Inspiration Award on Friday, April 13th at the Renaissance Esmeralda Resort in Indian Wells . . . the City expects to receive (on a formula basis) \$704,653 in road money from the passage of Proposition 1B . . . Mesa Bluffs has 16 condominiums under construction up at the golf course . . . the No. 1 tee-box at the golf course is under reconstruction.

Respectfully submitted,

Les Nelson City Manager

Public Works Director Report March 27, 2007

"When we put ourselves in the other person's place, we're less likely to want to put him in his place."

Farmer's Digest

Granite Construction will be in Blythe during to first week of April to resume the grind and overlay of Lovekin and Chanslorway. Pavement temperatures are now sufficient to provide an adequate bond of the rubberized asphalt material. The project is expected to be completed by April 27th.

The Blythe Water Production and Treatment Facility is fully operational and permitted. Staff continues to slowly introduce the treated water to the system in effort to mitigate the impacts of reverse flow in the distribution system. The reverse flow is what will be contributing to the dirty water problems in some areas. Staff is actively flushing those areas as reports come in to the Department of Public Works office.

Public Works is putting several small projects together that involve ADA Ramps, miscellaneous cement work in the parking areas of the Recreation Center and the old Cibola Club location. This will give our local contractors to opportunity to participate with some smaller projects that do not require all the bonding requirements and other restrictions of larger projects.

The Balszburg Neighborhood Improvement Project continues to make progress. Crews have had difficulties with the dewatering and this has created additional delays with the project progress. It is clear that a mid April completion date is not going to be met due to dewatering difficulties and a new schedule has been requested of the contractor. One plan is to complete the water portion of the project so residents can begin to make their water connections while other portions of the work are being completed.

Public Works Crews installed a temporary vent pipe on 14th and South Seventh to help with the odor problems of that area. If the vent is successful with odor mitigation, staff will install a permanent vent pipe during the next water outage with PVID.

Staff has the Specification package for the odor scrubber for the Intake lift station and is preparing a bid package... Public Works Staff is also developing the pavement management system with the CVAG consultant for Blythe. This will assist Council and staff with planning and prioritization, and grants of paving projects for Blythe. As Staff fully identifies the scope of the work needed, Staff will bring the professional services contract to Council for consideration.

